

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/02/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		28/01/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Willis				2010/6701/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
307 - 317 Euston Road London NW1 3AD				See Decision Notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Alterations to front and rear elevations including new glazing and entrance doors at ground floor level, replacement of existing lighting to ground floor undercroft area and new full height windows to fourth floor level to office (Class B1).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>92</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		None received					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received					

## Site Description

The application site comprises a substantial, modern five storey office building that is located on the south side of Euston Rd, approximately 70 metres west of Warren Street station. The site is in the Central London area and is not in a conservation area.

## Relevant History

2005/2098/P: Planning permission granted on 10-08-2005 for minor alterations to ground floor doors to front elevation of existing office building.

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP29 Improving access

## Assessment

The application seeks the installation of new glazing and entrance doors to the front of the premises at ground floor level, the replacement of existing lighting to the undercroft area to the front of the ground floor, and new full height windows to rear of the building at fourth floor level.

## Revisions

The main issues raised by the application relate to design and amenity. These are considered in turn below.

## Design

### Ground floor façade

The existing ground floor façade is considered to be of poor quality. Whilst it includes windows across its length, these windows are tinted, meaning that the ground floor of the building does not have an active relationship with the street. The windows also fail to relate to those on the upper storeys both in terms of design and alignment.

The proposed alterations to the ground floor street façade include the installation of full height aluminium framed clear glazed screens. The bottom 90cm of the screens would be etched. The retention of the existing pilasters and the new glazing bars in-between the pilasters would create a strong rhythm to the ground floor façade. The proposed glazed screens would also align with those on the upper floors. By introducing clear glazed screens, the proposals would substantially improve the relationship between the ground floor of the premises and the street.

The proposed replacement double doors would be slightly wider than the existing double doors, which would improve access into the building, and the new doors would enhance the appearance of the entrance to the building by complementing the glazing pattern of the proposed new glass screens along the ground floor façade.

The front elevation is recessed at ground floor level, creating an undercroft area along the length of the front elevation. The application seeks to replace the existing undercroft lighting with 13 new light fittings that would be fixed to the undercroft between each of the concrete ribs. These new fittings would be located behind a small overhang in the soffit to the edge of the canopy, and thus would have a limited visual impact. This is considered to be acceptable.

### Rear fourth floor windows

The planning application seeks the replacement of the existing fourth floor rear windows, which are set behind a parapet wall. The existing fourth floor rear windows are located across the width of the rear elevation, with each pane measuring 1 metres wide and 1.2 metres tall, starting at a height of approximately 1.2 metres. The proposed new windows would be full length, and individual panes would be wider than existing, each measuring approximately 2 metres wide. The installation of full height windows would have a negligible visual impact, as the existing parapet wall would hide the additional glazing area created. The alteration to the fenestration pattern would allow the windows to align better with those of the windows on the lower floors. The replacement windows are therefore considered to be acceptable in terms of visual impact.

### **Amenity**

The proposed replacement windows would not raise any concerns in relation to privacy and overlooking as no new views would be created by the proposals.

The proposed new undercroft lighting would not cause unacceptable light pollution, given:

- that undercroft lighting already exists in the same position on the building;
- that the front elevation faces onto the busy Euston road, and would not affect any residential properties;
- the limited amount of light provided by the proposed fittings; and
- that the fittings would be beneath the undercroft, and would be oriented downwards.

### **Conclusion**

The application is considered to be acceptable in relation to design and amenity.

Recommend approval.

### **Disclaimer**

*This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613*