

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>23/09/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		-	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Willis				2010/4124/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2 - 8 Ridgmount Street and 6 Store Street				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>							
Details pursuant to Condition 4 (Profiles of Architectural Features) and Condition 8 (Hard and Soft Landscaping) of planning permission dated 19/10/09 (2009/2629/P) for reconstruction of Bloomsbury Service Station following demolition of existing building, construction of a three storey building at 2 Ridgmont Street and erection a three storey building (behind a retained facade) at 4-8 Ridgmont Street and alterations to 2 Ridgmont Street to create an Class A1 (shop)/Class A3 (restaurant) and Class B1 (office) floorspace.							
<b>Recommendation(s):</b>		(1) Grant approval of details for condition 4 (2) Refuse approval of details for condition 8.					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>							
<b>Informatives:</b>		Refer to Draft Decision Notice					
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		None received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None received.					
<b>Site Description</b>							
The site is located on the north side of Ridgmount Street at the junction with Store Street. 6 Store Street contains a former Bloomsbury petrol station, which dates from the 1920s. The existing building at 4-8 Ridgmount Street comprises three storey brick built terraced premises with garages at ground floor. Planning permission has been approved for the redevelopment of the site, as set out in the planning history section below.							
The site forms part of the Bedford Estate and is within Bloomsbury Conservation Area.							
<b>Relevant History</b>							
2009/2629/P: Planning permission granted on 22/03/2010 for the reconstruction of Bloomsbury Service Station following demolition of existing building, construction of a three storey building at 2 Ridgmont Street and erection a three storey building (behind a retained facade) at 4-8 Ridgmont Street and alterations to 2 Ridgmont Street to create an Class A1 (shop)/Class A3 (restaurant) and Class B1 (office) floorspace.							
<b>Relevant policies</b>							
<b>Replacement Unitary Development Plan 2006</b> B1 General design principles B7 Conservation areas N8 Ancient woodland and trees							
<b>LDF Core Strategy and Development Policies</b>							

*The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound.*

*This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter .*

*However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.*

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

## **Assessment**

This application provides information pursuant to Condition 4 (Profiles of Architectural Features) and Condition 8 (Hard and Soft Landscaping) of planning permission 2009/2629/P, as granted on 3 March 2010 (see relevant history above).

These conditions are assessed separately below.

### **Condition 4:** states:

*All architectural features on the front elevation of the former petrol station e.g. frieze, decorative motifs, cill profile, plinth profile and window details railings shall be accurately recorded at a scale of no less than 1:5. Evidence of this recording shall be submitted to and approved by the Local Planning Authority prior to demolition commencing.*

The reason given for the condition is:

*To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.*

The applicant has submitted drawings showing the architectural features listed in condition 4. The drawings satisfactorily show the profiles of the key features of the former petrol station, and are provided at an acceptable scale. The Council is therefore satisfied that the information provided meets the requirements of Planning Condition 4.

### **Condition 8:** states:

*No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.*

The reason given for the condition is:

*To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.*

(i) *Soft Landscaping:* The proposals include planting which is said to be contemporary with the 1926 design (i.e. Clipped standards of *Elaeagnus ebbingei* shrubs) along with ground cover planting. No details are given of the ground cover planting. The source of this design seems to be a watercolour sketch provided with the submission. If authenticity is being sought then the species of clipped standards should be Bay rather than *Elaeagnus ebbingei* as the later plant was only introduced into the country in 1929, and it is doubtful whether they were readily available until later.

(ii) *Hard Landscaping:* The ground floor plan shows crossovers onto Ridgmout Street and Store Street. It is considered that this is an authentic element of the design that needs to be retained to support the reading of this built form as a Petrol Station. Note that details of the railings, and of the globes and fixings to the top of the brick piers (in the form of drawings at 1:20 scale) are to be dealt with separately under Condition 5.

No samples of the granite setts have been provided to the Council and would be required prior to any approval

in order to demonstrate that the materials and finish are appropriate.

Overall the hard and soft landscaping details submitted are not considered to be complete or acceptable in their current form. Samples of setts and revised planting species (topiared Bay) along with details of the size at planting should be submitted.

**Recommendation:** Grant approval of details for Condition 4 (Profiles of Architectural Features) and refuse approval of details in relation to Condition 8 (Hard and Soft Landscaping).

**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***