

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		25/08/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Rose				2010/3585/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2 - 8 Ridgmount Street and 6 Store Street				Refer to 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>							
Submission of details pursuant to Condition 2 of planning permission dated 19/10/2009 (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>		Approve details					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/a					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/a					

## Site Description

The site is located on the north side of Ridgmount Street at the junction with Store Street and includes The former Bloomsbury petrol station at 6 Store Street; The existing garages at 2 Ridgmount street and the existing buildings at 4-8 Ridgmount Street;

The site forms part of the Bedford Estate and is within Bloomsbury Conservation Area.

## Relevant History

22/03/2010 GRANTED Reconstruction of Bloomsbury Service Station following demolition of existing building, construction of a three storey building at 2 Ridgemont 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.(ref: 2009/2629/P)

17/11/2009 GRANTED - Demolition of 6 Store Street, lock up garages at 2 Ridgmount Street and 4-8 Ridgemont Street behind a retained facade. (Ref: 2009/2634/C)

17/11/2009 GRANTED - External and internal alterations in association with the creation of improved office accommodation. (ref: 2009/2632/L)

## Relevant policies

### Replacement Unitary Development Plan 2006

*B1, B3, B7*

### LDF Core Strategy and Development Policies

*The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration*

*DP25*

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

## Assessment

Permission is sought to discharge part of the condition 2 (external materials samples) pursuant to planning permission dated 19/10/2009 (2009/2629/P) 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.

The materials which have been submitted for approval include;

- Reconstructed Stone Cladding sample - refer to items 3 and 10 of the Key of Materials shown the approved elevation

The sample of recon stone to be used as parapet coping to 2-8 Ridgmont Street and as ground floor fascia to no. 2 Ridgmont Street is considered of suitable quality to preserve the character and appearance of the building and adjoining Conservation Area.

- Oak Finished in Teak Stain Timber sample – refers to item 8 and 13

The stained timber sample is of high quality and conforms to the approved drawings. The timber would be used on the ground floor doors and window panels to no. 2 Ridgmont Street

- Smeed Dean Belgrave Yellow Stock brick sample – refers to item 4

I have advised the architect that I am concerned about the quality and colour of the proposed brick sample which is a blunt yellow. The colour would be exacerbated with the proposal to match the mortar colour. This would result in a building would be unduly stark and prominent in the street scene. In my view the building should seek to blend with the tone, colour and texture of the into the existing adjoining brickwork as much as possible.

***In this regard I am not in a position to discharge the brick sample at present. As such I have removed the Smeed Dean Belgrave Yellow Stock brick sample from the application and recommended to the architects that we can only really gauge the appropriate colour, texture, face-bond and pointing facing brickwork by having a large sample panel erected on site.***

Additional information

In addition to agreeing the brickwork panel the architects need to submit sample of the metal frame doors and windows with reference to item 11, and a sample of the colours to be used for the painted render (item 2), painted timber door and windows (item 7) and painted metal window and spandrel panels ( item 12).

## Recommendation

For the reasons stated above I recommend the stained timber and recon stone samples would comply with policies B1, B3 and B7 and are should therefore be approved.

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