

Delegated Report	Analysis sheet	Expiry Date:	03/08/2010
	N/A / attached	Consultation Expiry Date:	16/07/2010

Officer	Application Number(s)
Katrina Christoforou	2010/2676/P

Application Address	Drawing Numbers
3-5 Queen Square London WC1N 3AU	See decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)
Erection of an external fire escape staircase from first floor level to the rear courtyard at ground floor level to mixed use building.

Recommendation(s):	Grant planning permission
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Application Type:	Full Planning Permission
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Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	41	No. of responses	00	No. of objections	00
			No. electronic	00		

Summary of consultation responses:	A site notice was erected on the 25/06/2010.
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CAAC/Local groups* comments: <small>*Please Specify</small>	<u>Bloomsbury CAAC</u> : No response.
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Site Description

The six storey building is located on the south west side of Queen Square within the Central London Area and the Bloomsbury Conservation Area. Formerly an office building, permission was granted for conversion to residential at 2nd to fifth floor levels. The building was built in the 1960s/70s but adjoins listed traditional terraced Georgian buildings to either side. To the rear of the building there is an informal parking/service area surrounded by the rear of neighbouring properties at Cosmo Place and Southampton Row. The locality is characterised by a mixture of uses including office and residential.

Relevant History

2008/4999/P

Planning permission granted subject to a section 106 agreement 02/06/2009 for “Part change of use and works of conversion from Office (Class B1) to residential (Class C3) at third to fifth floors to provide 1x 1bed unit, 1x 2bed unit, 1x 3bed unit and 1x 4-bed unit, rear extensions at basement to fifth floor level including the erection of balconies to the rear elevation and other associated works.”

2009/4002/P

Planning permission granted subject to a section 106 legal agreement 15/03/2010 for the “Change of use and works of conversion from office use (Class B1) on the second floor to residential use (Class C3) to create two self contained flats and conversion of the 4th floor 4-bedroom flat to create two self contained flats.”

2009/4985/P

Approval of details granted 19/01/2010 for “Details of green/brown roof pursuant to Condition 4 of permission dated 02/06/2009 (2008/4999/P)”.

2010/2702/P

Approval of details granted 08/07/2010 “Details of side privacy screens to balconies, side access barrier and cycle storage, pursuant to conditions 3, 5 and 6 of planning permission dated 02/06/2009 (reference 2008/4999/P) for part change of use and works of conversion from Office (Class B1) to residential (Class C3) at third to fifth floors.”

Relevant policies**Replacement Unitary Development Plan 2006**

SD1- Quality of life

SD6- Amenity for occupiers and neighbours

B1- General design principles

B3- Alterations and extensions

B7- Conservation Areas

Supplementary planning guidance

Camden Planning Guidance 2006

LDF Core Strategy and Development Policies

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.

CS1- Distribution of growth

CS5- Managing the impact of growth and development

CS14- Promoting high quality places and conserving our heritage

CS17- Making Camden a safer place

DP24- Securing high quality design

DP25- Conserving Camden's Heritage

DP26- Managing the impact of development on occupiers and neighbours

Assessment

The proposal is for the erection of an external fire escape stairway to the rear of the building from first floor level to the courtyard. The stairs would run from the far side of the building closest to the rear elevations of the buildings at Cosmo Place. The staircase would run past the obscure glazed brick window and door to the ground floor commercial unit within number 11 Cosmo Place at a distance of 1.2m. It would also be close to a first floor residential window and two roof terraces associated with the residential use at first and second floors.

Council officers had recommended that the stair be moved beside the atrium to provide a greater separation distance but the agent has advised that this would compromise the fire regulations.

The staircase is not considered to have any overlooking issues with the adjacent property at 11 Cosmos Place because:

- The lower level openings are obscure glazed and serve a commercial unit

- The stairs would be 1.2m away from the boundary with the residential unit;
- The drawings have been revised to include a 1.8m obscure glazed screen at the top of the stair to prevent any overlooking of the first floor roof terrace;
- The second floor roof terrace is located adjacent to the lower rungs of the staircase and is between 2 to 4m above the staircase;

It is not considered that the open stair would affect the sunlight or daylight to the non-residential ground floor rooms or the first floor residential rooms at 11 Cosmos Place.

The staircase is not considered to have a significant affect on the overall appearance of the building, the conservation area or the setting of the neighbouring listed building at number 9 Cosmo Place.

Recommendation:

Grant planning permission.

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