

Delegated Report		Analysis sheet		Expiry Date:		04/08/2010	
		N/A / attached		Consultation Expiry Date:		16/07/2010	
Officer				Application Number(s)			
Carlos Martin				2010/2708/P			
Application Address				Drawing Numbers			
8 Fulwood Place London WC1V 6HG				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of rear extensions at ground, first, second and third floor level, erection of glazed roof extension and refurbishment of existing front entrance including new glazed doors at existing office building (Class B1).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed – No response.					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC – No response.					

Site Description

The application site relates to a non-listed 4-storey office (Class B1) building located on the west side of Fulwood Place (off High Holborn), within the Bloomsbury Conservation Area. The site adjoins other office buildings of similar height to either side and to the rear. On the opposite side of the street lies a mixed office and residential use building.

Relevant History

8900677: pp **granted** for refurbishment of existing building involving additional mansard floor extension to rear of 1st 2nd and 3rd floors and new shopfront. 26/06/1990

Relevant policies

Replacement Unitary Development Plan 2006

SD1C Quality of life – Access for all
SD6 Amenity for occupiers and neighbours
B1 General design principles
B3 Alterations and extensions
B7 Conservation areas

Camden Planning Guidance 2006

19 Extensions, alterations and conservatories
10 Conservation areas

Bloomsbury Conservation Area Statement

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.

DP29 Improving access
DP254 Securing high quality design
DP26 Managing the impact of development on occupiers and neighbours
CS14 Promoting high quality places and conserving our heritage
DP25 Conserving Camden's Heritage

Assessment

Planning permission is sought for:

1. Erection of rear extensions at ground, first, second and third floor level;
2. Erection of glazed roof extension;
3. Refurbishment of existing front entrance including new glazed doors.

Proposal description

The proposed rear extension would increase the depth of the ground floor by 1.15m; the first floor by 2.55; and the second and third floors by another 2.55 m. The existing windows would be replaced by new aluminium windows of identical proportions and new projecting rooflights would be installed at ground and first floor level.

The proposed roof extension would provide an additional floor and would feature a terrace at either side and a flat roof with a projecting lantern. Each terrace would be accessed by a set of sliding aluminium doors. The front terrace would feature a new handrail over the existing parapet, while the rear one would feature a glass balustrade. The existing roof plant room and chimneys would be removed.

The alterations to the entrance involve replacing the existing wooden door and windows with a set of aluminium doors topped by a glass canopy and installing a new internal access ramp with handrails.

Amendments

The originally proposed external ramp, of a gradient of 1:7, has been removed and replaced by an internal ramp of a gradient of 1:12.

Planning considerations

The main material planning considerations are:-

- i) the impact of the proposal on the character of the building and the conservation area;
- ii) the impact of the proposal on the amenity of neighbouring properties;
- iii) accessibility.

i) Design and conservation

The application site is a mid 20th century building which is not considered to make a special contribution to the character and appearance of Bloomsbury Conservation Area. The proposed alterations would not cause any harm to the appearance of the host building and therefore, it is considered that the proposal would overall preserve the character and appearance of the conservation area, as required by Council's policies.

ii) Amenity

No significant impact in the amenity of neighbouring properties is expected as a result of the proposed extensions given that the site is mainly surrounded by other offices. The proposed rear extension would project further than the existing rear building line of the adjoining buildings. However, given that the rear building line of the application site is recessed with regards to its adjoining buildings and that the proposed extension would be approx. 2 m deep at its maximum extent, no substantial impact in terms of loss of light or outlook is expected on adjoining rear windows.

According to Council records, there is a residential unit in Fairfax House, right opposite the applications site. However, this unit is located at 5th floor level. This is one level above the proposed roof extension, preventing direct views. The proposed front roof terrace is of a small size and would not be able to accommodate a large number of people at any one time. Therefore it is unlikely to result in a significant noise nuisance to neighbours.

iii) Accessibility

The proposal represents an improvement in terms of access for all, as it involves the installation of a levelled access (removing the existing step) and an internal ramp of a gradient of 1:12 and handrails at either side. As the ramp is located internally, any minor adjustments that may be required by building regulations would not require a new planning assessment, and therefore it can be considered acceptable.

Recommendation: Grant.

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