

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		27/07/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Hugh Miller				2010/3564/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Land at Corner of Wakefield Street North of St George's Gardens London WC1N 1PG				Refer to draft 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>							
Non-material amendments to planning permission granted 07/05/2010 (ref. 2009/5820/P) (for erection of three basement and 2 storey terraced dwelling houses on vacant land), involving realignment of eastern flank wall to abut existing sub-station and realignment of part of western wall at basement level.							
<b>Recommendation(s):</b>		Approve					
<b>Application Type:</b>		Non Material Amendments					
<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

This is a rectangular vacant site approx 22m long and 13m wide, currently laid to tarmac and bounded by hoardings; it was previously used as a carpark forming part of the Dairy depot behind. It is at the corner of Wakefield St and Handel St and immediately adjoins the entrance to St Georges Gardens to the south. It is bounded on the south side by the boundary wall (listed Grade 2) of St Georges Gardens, on the north side by a cobbled accessway to the depot (which is designated as public highway as a spur from Wakefield St), and on the east side by an electricity substation and open yard, forming part of the dairy depot, currently disused.

The site lies within Bloomsbury conservation area.

## Relevant History

7 May 2010 – pp granted subject to S106 legal agreement for erection of three x basement and 2 storey terraced dwelling houses on vacant land; ref. 2009/5820/P

## Relevant policies

### Replacement Unitary Development Plan 2006

B1-General design principles.

B3-Alterations & extensions

SD6 - Amenity for occupiers & neighbours

### CPG 2006

Bloomsbury Conservation Area Statement

### ***Draft LDF Core Strategy***

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

*DP24 –Securing high quality design*

*DP25 – Conserving Camden's heritage / conservation areas*

*DP26 - Managing the impact of development on occupiers and neighbours*

## Assessment

### ***Preamble***

In May 2010, planning permission was granted for the erection of 3 x 2 storey basement and terraced dwelling houses on vacant land; ref. 2009/5820/P.

In April 2009, listed building consent was also granted for underpinning works to listed boundary wall.

The current proposal is for amendment to the approved scheme of May 2010; specifically,

- a] Area A- the approved eastern flank wall is re-aligned to abut the existing substation;
- b] Area B- part of the wall (at basement level only) is re-aligned resulting in a different angle to the wall that makes up the basement;

The amendments are shown on drawing 13352- A- P – 009.

No alterations are proposed to the external façade of the building approved as referenced above.

### ***Design***

The applicant's justification for the proposed changes to Area A are:

- 1] the re-alignment of the wall would improve the appearance of the development.
- 2] If the proposal was built in accordance with the approved drawings, a small slice of redundant land would remain, which would likely to become unmanaged and could become unsightly should a development be proposed to the east of this area.
- 3] due to the Ordnance Survey Map data obtained at the time of the original submission, the extent of the small gap was unknown.

As a consequence, the flank wall is therefore proposed to be realigned to follow the angle of the site boundary line on all levels on the east elevation, therefore abutting the existing substation. This results in the south eastern corner of House C being approximately 380mm further out from the current approved scheme.

With regard to Area B, the applicant states that at the basement level, due to how the construction of the dwellings will be undertaken and the piling method, it has been advised that the far western wall is re-aligned. This is only part of the wall and only at basement level and thus it would not be visible from the streetscene.

The substantive approved scheme remains as originally approved and no other alterations are proposed. The basement level alteration at area B will not be visible and will not have any impact on the appearance or function of the approved scheme. The slight realignment at Area A will be barely noticeable in the context of the overall scheme and will not have any material impact on the front elevation facing the park nor the scheme's overall bulk and design. The above proposed amendments are considered minor and would not cause any material change to the appearance of the extant approved scheme such that a new planning application is required. The proposed amendments are in keeping with the scheme as originally conceived and they would not harm the appearance of the building or the conservation area. The proposed changes accord with policies B1, B3 and B7.

Recommendation- approve non-material amendment

### **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