

LDC Report		14/07/2010
Officer		Application Number
Jenny Fisher		2010/2674/P
Application Address		Drawing Numbers
Ramsay Hall (Rome Block) 20 Maple Street London W1T 5HB		Refer to decision letter
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Alterations to provide student accommodation at basement level to Rome Block (located on Grafton Way) to replace existing computer rooms.		
Recommendation: Refer to Draft Decision Notice		
Assessment		
Site The site of proposed works is Ramsey Hall (Rome Block). Student hostels occupy the whole of the block bounded by Grafton Way to the north, Whitfield Street to the east, Maple Street to the south and Fitzroy Street to the west. Rome Block fronts Grafton Way. The site is within the Fitzrovia district of Central London and the Bloomsbury Conservation Area.		
History 28/04/2009 (2009/1663/P) application withdrawn for: Alterations to existing doors and openings to improve accessibility, removal of internal steps, and the installation of power assisted door opener. Applicant advised application for planning permission not required. 06/02/2009 (2008/5428/P) application granted for: Alterations including a new window at Rome Block and installation of an access ramp in London Block. Officer's report includes the following information: The application had originally included the change of use of the computer room to 10 student bedrooms. However, as the computer room was ancillary to the student accommodation, planning permission was not required for this part of the application.		
Consultation No consultation is required in respect of applications for a certificate of lawfulness. The reason for this is that it's a question of fact in law as to whether the works require planning permission and there is no consideration of the planning merits of the proposed works.		
Proposal Demolition of some internal walls and ceiling and breaking out of concrete in light wells. New waterproofing and insulation would be applied and a new dividing walls and partitions erected. Five student rooms would be created and a kitchen. Internal shutters would be removed from windows.		

Consideration

Current use of the basement is student bedrooms in the west wing and a computer cluster room in the east wing.

Applicant comments that, as the computer cluster room is ancillary to the student accommodation and that there is already student accommodation within the area of development; the conversion would not amount to a change of use.

The computer room has no separate access and it is reasonable to assume that it is part of the same planning unit as the student bedrooms, which take up the majority of the floorspace within the building.

It is therefore accepted that the computer room is an ancillary facility and an application for a change of use of the computer room to provide additional student accommodation is not required.

Recommendation: Issue certificate

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