

Delegated Report		Analysis sheet		Expiry Date:		09/07/2010	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Katrina Christoforou				2010/2702/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)							
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.							
Recommendation(s):		Grant approval of details					
Application Type:		Approval of Reserved Matters					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No consultation required.					
CAAC/Local groups* comments: <small>*Please Specify</small>		No consultation required.					

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. Formally 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.”

Condition 3:

A 1.8 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected at the Cosmo Place end of each of the balconies at second, third, fourth and fifth floor levels prior to the occupation of any of the residential units and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies S1/ S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006

Condition 4 (Discharged)

Notwithstanding the works hereby approved, details of green/brown roof areas should be submitted to and approved by the local planning authority before the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies N5 and SD9B of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

Condition 5

Full details of the proposed barrier in the side access at ground floor level shall be submitted to and approved by the Council prior to the commencement of works and shall be permanently retained thereafter in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/ S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Condition 6

Prior to the commencement of works details of 4 cycle storage spaces to be provided on site shall be submitted for the approval of the Council. The cycle storage shall thereafter be retained and maintained in accordance with the approved details.

Reason: To ensure that adequate cycle parking is provided on site in line with policy T3 Pedestrians and cycling of the London Borough of Camden Replacement Unitary Development Plan, June 2006.

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)”.

Relevant policies

Replacement Unitary Development Plan 2006

SD6- Amenity for occupiers and neighbours
B1- General design principles
B7- Conservation Areas
T3- Pedestrians and Cycling

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.

CS5- Managing the impact of growth and development
CS11- Promoting sustainable and efficient travel
CS14- Promoting high quality places and conserving our heritage

DP17- Walking, cycling and public transport
DP24- Securing high quality design
DP25- Conserving Camden's Heritage
DP26- Managing the impact of development on occupiers and neighbours

Assessment

The application has been made for the discharge of conditions 3 (privacy screens), 5 (side access) and 6 (cycle parking) of planning permission **2008/4999/P** granted subject to a section 106 agreement 02/06/2009.

Condition 3- Privacy screens

"A 1.8 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected at the Cosmo Place end of each of the balconies at second, third, fourth and fifth floor levels prior to the occupation of any of the residential units and shall be permanently retained and maintained thereafter.

Drawings have been submitted showing the location of the 1.8m high side privacy screens at each level and a photograph showing the style of obscure glazing. The details are considered to be acceptable in design and amenity terms and satisfy the requirements of the condition.

Condition 4- Side access

"Full details of the proposed barrier in the side access at ground floor level shall be submitted to and approved by the Council prior to the commencement of works and shall be permanently retained thereafter in accordance with the approved details.

More detailed elevations have been submitted to show 3 doors in metal and wood; the enclosure has been designed to a high standard and is considered acceptable and appropriate to the modern office block.

Condition 5- Cycle parking

"Prior to the commencement of works details of 4 cycle storage spaces to be provided on site shall be submitted for the approval of the Council. The cycle storage shall thereafter be retained and maintained in accordance with the approved details.

The plans have been revised to show 3 hooped cycle storage spaces located behind the rear staircase capable of taking 6 cycles. This is acceptable in design and location. The location will be

under a proposed external staircase attached to this rear bay; the cycle stands will still be able to function effectively under this staircase yet to be built.

It should be noted that the residential access steps were not part of original application 2008/4999/P but were approved later as part of permission 2009/4002/P. The later permission has conditions attached requiring the details of the access stair and 3 further cycle storage spaces. These details have not been submitted to the Council and should be subject to another application for discharge of conditions.

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