

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/06/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Kevin Fisher				2010/2297/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
49 Mecklenburgh Square London WC1N 2NY				Refer to 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>							
Submission of details pursuant to condition 4 (hard and soft landscaping), 5 (tree protection) and 10 (green roofs) of planning permission 2006/2951/P dated 9th November 2006 for: The redevelopment of the site by the erection of a new building comprising semi - basement, ground, first and second floors for the provision of child care facilities (Class D1), ancillary residential (Class C3) and office (Class B1) floor space and associated landscaping							
<b>Recommendation(s):</b>		Approve Details					
<b>Application Type:</b>		Approval of Details					
<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>	No PN/SN						
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	None						

## Site Description

The site forms part of the existing Coram Community Campus located between Brunswick Square, Mecklenburgh Square, St Georges Gardens and Coram's Fields. A grade II listed wall forms the northern boundary of the site and the southern boundary of Collingham Gardens and St Georges Gardens, both of which are grade II\* listed in the English Heritage Register of Historic Parks and Gardens. The area is situated within the UDP designated Central London Area and forms part of the Bloomsbury Conservation Area.

## Relevant History

20/05/2010 planning permission was granted for the redevelopment of the site by the erection of a new building comprising semi basement, ground, first and second floors for the provision of child care facilities, ancillary residential and office floor space and associated landscaping.

## Relevant policies

### Replacement Unitary Development Plan 2006

**B1, B7A, N5, N8 (all comply)**

### 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.*

*DP22, DP24, DP25*

## Assessment

### Condition 4 : Hard and Soft Landscaping

The submitted details are considered to be satisfactory

### Condition 5 : Details of Tree Protection

These details are satisfactory

### Condition 10 : Details of Green Roofs and Walls

These details are satisfactory

**Disclaimer**

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