

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/04/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>18/03/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Amanda Peck				2009/5188/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
15 - 17 Tavistock Place London WC1H 9SH				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>							
Submission of partial submission of details of 'ground investigation and proposed remedial measures' and full details of replacement windows pursuant to conditions 6 (part C) and condition 9 of planning permission dated 12/5/09 (reference No. 2009/0067/P) for (Change of use and works of conversion from offices (Class B1) to flexible business / non-residential institution floorspace (Class B1 / D1) plus alterations and extensions including the erection of a four storey rear extension in courtyard, replacement of windows, provision of external stairwells to the rear of the site, alterations to the main entrance and rear elevations, and landscaping of the courtyard).							
<b>Recommendation(s):</b>		<b>Grant approval of details</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>		None received					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None received					

### Site Description

The site is located on the northern side of Tavistock Place, between Marchmont Street and Tavistock Square within the Bloomsbury Conservation Area. The site comprises a substantial four storey building with basement level accommodation laid out in a 'U' shape, with the principal front elevation to the Tavistock Place frontage, and two rear wings on either side boundary. The existing building is not listed; however it is considered to make a positive contribution to the character and appearance of the conservation area.

## Relevant History

- 2009/0067/P - Change of use and works of conversion from offices (Class B1) to flexible business / non-residential institution floorspace (Class B1 / D1) including alterations and extensions by way of the erection of a four storey rear extension in the courtyard, replacement of windows, provision of external stairwells to the rear of the site, alterations to the main entrance and rear elevations, and landscaping of the courtyard. Approved 12 May 2009.
- 2009/2578 – details of the programme of ground investigation for the presence of soil and groundwater contamination and landfill gas pursuant to condition 6 (part a and part b) of planning permission granted 12th May 2009 (ref. 2009/0067/P) for the change of use and works of conversion from offices (Class B1) to flexible business / non-residential institution floorspace (Class B1 / D1). Approved 31 July 2009

## Relevant policies

### Replacement Unitary Development Plan 2006

B1 – General design principles

B7 – Conservation areas

### LDF Core Strategy and Development Policies

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

CS14 – Promoting high quality places and conserving our heritage

CS16 – Improving Camden's health and well-being

DP25 – Conserving Camden's heritage

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.

## Assessment

**Condition 6 (part C)** requires the submission of a verification report that all approved remediation measures have been implemented in accordance with the approved details in parts (a) and (b) of the same condition. The applicants have submitted the relevant report and appendices and Camden's Public Protection Officer has confirmed that they are satisfied that the tank has been removed and the surrounding soil is suitable for use.

**Condition 9** requires the submission of the details of the replacement windows, in particular the profile and dimensions of the glazing bars and frames and whether the glazing bars are applied or support the individual frames. The applicants have submitted relevant plans and the proposed details are considered acceptable and comply with policies B1 and B7.

### Recommendation

The details for conditions 6(c) and 9 are considered acceptable and it is recommended that they are approved.

## **Disclaimer**

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