

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		09/02/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Jonathan Markwell				2010/0216/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Site At 1 Southampton Row London WC1B 5HA				Please see 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 (relating to repositioning of fifth floor access door on Southampton Place elevation) to planning permission granted 26/05/2005 (2005/1082/P) for demolition and redevelopment of 9-10 Southampton Place and 3-9 Southampton Row, and demolition and redevelopment behind the retained facade at 121-126 High Holborn, 1 and 11-13 Southampton Row to provide new office and retail accommodation together with associated plant, servicing and parking.							
<b>Recommendation(s):</b>		Grant Approval					
<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>		None.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None.					
<b>Site Description</b>							
<p>The application site is currently under construction for the development of a new office (above ground floor) and retail, financial and professional and restaurant/café (lower ground and ground floor level) uses, as approved by 2005/1082/P and subsequent revisions (see relevant history below).</p> <p>The site is bounded by Southampton Row to the east, High Holborn to the south and Southampton Place to the west. This application relates to the fifth floor of the building on the Southampton Place elevation, which has been granted permission for office use. The surrounding area is characterised by a mix of uses close to the High Holborn / Southampton Row / Kingsway interchange. These include office, retail and financial and professional service uses within the 5 storey plus buildings. The site is located within the Bloomsbury Conservation Area. Although the host building is not listed, there are several Listed Buildings located adjacent to the site. These include No. 1-8 Southampton Place (Grade II*) and No. 17-23 Southampton Row (Grade II).</p>							

## Relevant History

**2005/1082/P** - Demolition and redevelopment of 9-10 Southampton Place and 3-9 Southampton Row, and demolition and redevelopment behind the retained facade at 121-126 High Holborn, 1 and 11-13 Southampton Row to provide new office and retail accommodation together with associated plant, servicing and parking. Granted 05/08/2005.

**2006/4167/P** - Amendments to retail (Class A1) and office (Class B1) floorspace creating an increase in floorspace including alterations as a variation to planning permission granted subject to a section 106 legal agreement dated 5th August 2005 (ref. 2005/1082/P) (for the demolition and redevelopment of the site to provide new office and retail accommodation together with associated plant, servicing and parking). Granted 01/05/2009.

**2006/4252/P** - External alterations to the roof of the building to include lift overruns, additional plant equipment that would be enclosed by acoustic screen at roof level and facade cleaning track and cradle to Southampton Row elevation as a variation to planning permission 2005/1082/P granted 05 August 2005 for the demolition and redevelopment to provide new office and retail accommodation together with associated plant, servicing and parking. Granted 01/05/2009.

**2006/5884/P** - Variation to planning permission granted subject to a section 106 legal agreement dated 5th August 2005 (ref. 2005/1082/P) (for the demolition and redevelopment of the site to provide new office and retail accommodation together with associated plant, servicing and parking) to provide additional glazing at first to fifth floor levels and louvres at ground floor level to the north elevation. Granted 01/05/2009.

**2007/0145/P** - Partial dismantling and reconstruction of top floor and roof as an amendment to the planning permission granted 5th August 2005 (ref. 2005/1082/P) (for the partial demolition and redevelopment of the site to provide new office and retail accommodation together with associated plant, servicing and parking). Granted 01/05/2009.

## Relevant policies

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

## Assessment

### Introduction

The originally approved scheme at the site included the provision of an access door leading out to a terrace area at fifth floor level on the Southampton Place elevation. The approved access door was positioned on the furthest north-west part of the elevation, adjacent to the boundary with No. 8 Southampton Place. The current proposal is to relocate the approved access door, approximately 12m to the south-east of the approved position. In effect, the door will be more centrally positioned on the elevation rather than the presently approved position on one side (closest to the boundary with No. 8 Southampton Place). The door will continue to serve the same terrace area at fifth floor level.

### Assessment

The proposed access door is identical in appearance to that previously approved at the site. The glazing in the location where the previously approved door was located matches that elsewhere on this elevation. The alterations are therefore considered to be very minor in nature. Furthermore, given the set back on the elevation at fifth floor level, the proposed door is not easily visible from the public realm on either Southampton Place or High Holborn. Given this context the proposals are considered to be appropriate in design and amenity terms; they do not affect neighbour amenity, character of the conservation area, neighbouring listed buildings or the appearance of the host building at this point. For clarification, this amendment is not considered to be significant enough to be considered a material amendment to the approved scheme. The variations can thus be treated as a non-material amendment to the approved scheme granted planning permission.

**Recommendation:** Approve non-material amendments.

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