

Delegated Report		Analysis sheet		Expiry Date:		19/01/2010	
		N/A		Consultation Expiry Date:		30/12/2009	
Officer				Application Number(s)			
Eimear Heavey				2009/5594/P			
Application Address				Drawing Numbers			
Christopher Ingold Building 20 Gordon Street London WC1H 0AJ				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey entrance lobby extension to university building (Class D1).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
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:		A site notice was displayed from 09/12/2009 until 30/12/2009. Adjoining occupiers/owners No reply to date.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC No objection (letter dated 06/01/2010) Local Groups No reply to date					
Site Description							
The Christopher Ingold Building is located with the main University College London (UCL) Campus in Bloomsbury. The 6 storey building is located on the eastern side of Gordon Street, with part of the rear elevation extending to the western side of Taverton Street. The building is not listed but is located within the Bloomsbury Conservation Area.							
Relevant History							
2008/2495/P – Planning permission was granted for the removal of fume cupboard roof mounted fan and vertical flue stack including ductwork from second floor and installation of new roof mounted plant, hand-rail on external gable wall and supporting structure. 2003/0943/P – Planning Permission was granted for the Increase in the height of 34 flues from 3m to 5m above roof level. PSX0204260 - Planning Permission was granted Installation of an external flue serving the 1st floor boiler							

house to south elevation,

PSX0104796 - Planning Permission was **granted** for the increase the heights of discharge ducts on the roof

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Replacement Unitary Development Plan 2006

SD1 – Access for all

SD6 – Amenity for occupiers and neighbours

B1 – General Design Principles

B3 – Alterations and extensions

B7 – Conservation areas

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

Proposal

Planning permission is sought for the erection of single storey entrance lobby extension to university building (Class D1).

Design

In this instance it is proposed to remodel the main entrance and reception area of the building by extending the lobby outwards by approximately 1.5 metres. The extension will allow more space within the entrance area and will also facilitate the use of security gates in the building. The proposed new entrance will continue to be set back from the street and will incorporate framed glass doors and a felt roof. A condition has been placed on the permission requesting matching materials. In light of this, the proposed new entrance to the building is considered to be acceptable and will not detract from the original building or from the surrounding Conservation Area. It is noted that the CAAC have no objection to the proposal.

Amenity

The proposed new entrance lobby will not result in a loss of amenity to neighbouring properties. The new entrance will be very similar to what is existing and will still be set back from the main street, hence no overlooking or loss of privacy will result from the proposal. In terms of public safety, the proposal is also considered to be acceptable as the extent of the existing recess area is lessened. The Councils Crime Prevention officer has no objection to the proposal.

It is noted that the main access arrangements to get to the building from street level will remain unchanged.

Conclusion

The proposed extension is considered to be acceptable and in no way detrimental to the original building or to the surrounding conservation area. Accordingly the proposal complies with the provisions of the UDP (2006) and Camden Planning Guidance 2006.

Recommendation: Grant planning permission.

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