

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>14/01/2010</b>	
				<b>Consultation Expiry Date:</b>		n/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Jenny Fisher				2009/5478/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
74 Gordon Mansions Torrington Place London WC1E 7HE				Refer to decision letter			
<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 of railings pursuant to condition 2 of planning permission granted 20/10/2009 (2009/3888/P) for installation of metal railings to 2 existing balconies of a residential flat (Class C3) at sixth floor level.							
<b>Recommendation(s):</b>		<b>Grant approval of details</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions:</b>							
<b>Informatives:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>	
<b>Summary of consultation responses:</b>							
<b>CAAC/Local groups comments:</b>	No comments received.						
<b>Site Description</b>							
Gordon Mansions comprise 2 x 6-storey Victorian blocks of residential apartments. The applicant's apartment is included in the block that fronts Chenies Mews; a similar block fronts Huntley Street immediately to the west. Both have elevations fronting the section of Torrington Place that runs between Gower Street and Tottenham Court Road. Apartments on the top floor have balconies on the roof of bay window extensions that run up the building from the ground floor. The buildings are situated within the Bloomsbury Conservation Area.							
<b>Relevant History</b>							
20/10/2009 (2009/3888/P) Planning permission granted for the installation of metal railings to 2 existing balconies of a residential flat (Class C3) at 6 <sup>th</sup> floor level.							
<p><i>Condition:</i> Notwithstanding the details demonstrated on the drawings hereby approved, the details of the new railings including design, position and method of fixing to the existing balustrade shall not be otherwise than as those submitted to and approved by the Council before any work is commenced. The works shall not be carried out otherwise than in strict accordance with the details thus approved.</p> <p><i>Informative:</i> You are advised, pursuant to the requirements of Condition 2 above, that the railings should be fixed to the back/inside edge of the existing balustrade [and not on top of it as indicated on the submitted drawings and as sketched on the submitted photo montage], and that the railings should be as lightweight in appearance as possible.</p>							

## Relevant policies

Replacement UDP 2006 B1; B3 and B7

Camden Planning Guidance 2006: conservation areas; design; roofs and terraces

Bloomsbury Conservation Area Statement

## Assessment

Background: The condition and informative referred to above were attached in order to address design concerns generally, and more specifically the objections of the CAAC and local groups.

### Proposal:

Design: narrow vertical metal railings with handrail on top. Painted black. Railings 1.1m in height but only 0.5m would be visible above the parapet.

Position: railings would be affixed to the inside of both balcony parapets. Fixed to low level projecting brickwork on the inside of the balconies.

Method of fixing: M8 expansion bolts to be used.

### Assessment:

Railings have been designed to be as visually lightweight as possible. They would be secured to the low level brickwork on the inside of the balconies, not onto the attractive [and fragile] terracotta balustrades enclosing the balconies.

This is considered to be acceptable, and to fully address the concerns that were raised in relation to what was proposed in the substantive application.

Recommend the discharge of condition 2

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