

DISCLAIMER

Decision route to be decided by nominated members on Monday 2nd November 2009. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	09/11/2009
		N/A / attached	Consultation Expiry Date:	27/10/2009
Officer			Application Number(s)	
Hannah Parker			2009/4071/P	
Application Address			Drawing Numbers	
2 Grafton Mews Grafton Way LONDON W1T 5JD			See Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Additions and alterations to include new cladding to the roof, the installation of four rooflights of front and rear roof slope and replacement of secondary door on front elevation to office (Class B1).				
Recommendation(s):		Grant Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed from the 18/09/2009 until the 9/10/2009					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC Object. Insufficient information. No proposed front elevation and no photographs of the existing. Councils Responses A front elevation was submitted with the proposal and the photographs although helpful are not a statutory requirement					

Site Description

The application site refer to a two storey terraced building on the east side of Grafton Mews. Grafton Mews is accessed via a narrow passage off Grafton Way. The site is located in the Bloomsbury conservation area.

Relevant History

No relevant History

Relevant policies**Replacement UDP 2006**

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

The proposal relates to the introduction of 4 roof lights two on the front elevation and two on the rear. The proposal also includes the replacement of the existing roof covering with an artificial roof covering.

Main Considerations

- Impact on the host building and the conservation area
- Neighbourhood Amenity

Impact on the host building and the conservation area

The majority of works are confined to the roof. Due to the narrow Mews and the shallow roof slope the works will not be significantly visible from the public realm. The works to the rear are not visible from the public realm.

Currently the roof slope is in need of repair and comprises of profiled asbestos. The introduction of the new roof coverings artificial slate is considered acceptable considering the existing condition and its limited impact on the street scene.

The conservation style roof lights will lie subordinately on the roof slope. The adjoining property already has some similar sized roof lights. The roof lights themselves due to the shallow roof slope are not significantly visible from the public realm.

The scheme also involves the replacement of a modern style door with a split stable door to match the existing door in the centre of the front elevation. This is considered to be a welcomed addition enhancing the appearance of the host building within the conservation area.

Grafton Mews is fairly hidden as it is accessed via a tunnel/ passage at the side of the Grafton Pub. The impact of the development on the conservation area is considered limited and acceptable.

The works are considered compliant with policies B1, B3 and B7 of the London borough of Camden Unitary Development Plan.

Neighbourhood Amenity

It is considered that the proposed works would not adversely impact on the amenity of the neighbouring properties with regards to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure and is therefore considered to be consistent with policy SD6 of the UDP.

Recommendation Grant Permission