

Delegated Report		Analysis sheet		Expiry Date:		10/06/2009	
		N/A / attached		Consultation Expiry Date:		02/06/2009	
Officer				Application Number(s)			
Elizabeth Beaumont				2009/1330/P 2009/1333/L			
Application Address				Drawing Numbers			
27 - 44 Cartwright Gardens London WC1H 9EH				Please refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<u>Planning Permission</u> - Erection of a rear lower ground floor extension to existing hostel. <u>Listed Building Consent</u> - Erection of a rear lower ground floor extension to existing hostel.							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	191	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		Site notice expired on the 02/06/2009 – no responses received.					
CAAC comments:		<u>Bloomsbury CAAC</u> – no comments received.					

Site Description

The site is located on the northwest side of Cartwright Gardens in between Mabledon Place and Burton Place overlooking the park. The site comprises a terrace of 19 Grade II listed buildings forming the northern half of a crescent built in around 1809 to 1911. The buildings were designed by James Burton constructed of darkened stock brick with rusticated stucco ground floors. The buildings are currently in use as student accommodation. The property is located in the Bloomsbury Conservation Area.

Relevant History

03/04/2001 – **LBC granted** (LSX0005248) for alterations to internal partitions including formation of two new openings.

11/12/2001 – **LBC granted** (LSX0104916) for formation of 4 lobbies to ground, first and second floors of no. 28 Cartwright Gardens.

08/01/2002 – **LBC/p.p. refused** (LSX0105288 & PSX0105287) for the erection of a rear ground floor extension (on top of existing lower ground floor extension),

15/04/2005 – **LBC granted** (2005/0841/L) for demolition and construction of internal walls and installation of services.

07/11/2006 – **LBC granted** (2006/3871/L) for alterations to the internal layout and installation of internal ducting to hostel (Class C2).

02/02/2007 – **LBC granted** (2006/5778/L) for alterations to internal partitions and general refurbishment.

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.

Adopted Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours)

B1 (General Design principles)

B3 (Alterations and extensions)

B6 (Listed buildings)

B7 (Conservation areas)

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

Proposal: Permission is sought for the erection of an extension at lower ground level to the rear of Nos. 38 and 39 in order to create a common room area for the student accommodation incorporating an existing single storey modern boiler room extension and paved area. The extension would extend from the side wall of the rear extension to the rear of No. 38 and the side of boiler room. The existing boiler room has become redundant and it is proposed to remove its rear wall and part of the side walls and extend behind in brick. Three timber doors are proposed on the elevation facing the garden.

There is a flat roof single storey rear extension behind nos. 34-47 which is used as accommodation with small terraces to the rear. The remainder of the terrace has a shared garden space and all existing garden party walls have been removed.

Design: The proposed position and scale of the extension when seen in conjunction with the existing extension will not compromise the setting or special interest of the terrace, given its long established lateral conversion and the absence of any historical plot division to the rear. It is considered the extension is subordinate to the building in terms of bulk and mass continuing the pattern of the existing single storey flat roof extension. The proposal would not harm the character of the existing building or the character and appearance of the conservation area.

The proposed materials are considered sympathetic to the host buildings and the flat roof will match the established pattern. The majority of the terrace will retain open garden space to the rear.

Amenity: The extension will be set between the existing boiler room and boundary wall with the neighbouring property. It is considered the proposal will have no impact on the amenity on neighbouring occupiers with regard to sunlight, daylight, outlook and privacy compared to the existing situation.

Recommendation: Grant planning permission and listed building consent.

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