

Delegated Report		Analysis sheet		Expiry Date:		21/05/2009	
		N/A		Consultation Expiry Date:		21/04/2009	
Officer				Application Number(s)			
Jennifer Walsh				2009/1113/P			
Application Address				Drawing Numbers			
Conquest House 37 - 38 John Street London WC1N 2AT				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Modifying the existing rooftop plant bookends, to include a new door to provide access onto the roof above the main stair core of existing office block (Class B1). Removing the existing key clamp and ladders and replacing them with parapet walls and hand rail.							
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	01	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		A site notice was displayed from 31/03/2009 – 21/04/2009. No response has been received.					
CAAC/Local groups comments:		Bloomsbury CAAC had No Comment					

Site Description

The building occupies four plots, 37-38 John Street (adjacent to the listed 36 John Street) and (turning the corner onto) 24 and 26 Theobold's Road. The building dates from the 20th century and is of a traditional design, in brick with a rusticated stone ground floor storey and regular fenestration with white painted timber sash windows (six over six, with internal secondary glazing) and rubbed brick arches.

The building is not listed but is located within the Bloomsbury Conservation Area.

Relevant History

2008/2933/P - Replacement of the existing timber sash windows to the Theobalds Road and John Street elevations with high performance double glazed, single paned, metal framed windows – **Refused 12/09/2008**

2008/4007/P - Alterations and extensions to the office building (Class B1) including erection of a lower ground and ground floor level rear atrium extension with roof terrace above, elevational alterations including new entrance door, ramped access to main entrance and alterations to windows on the rear elevation. **Granted Subject to a Section 106 Agreement 06/10/2008**

2008/5589/P - Replacement of key clamp fall protection on top of existing plant bookends and toilet block, with a brick parapet wall to match existing. Raise roof level of toilet block to that of main roof. Create plant enclosure above fourth floor infill, front screen set on line of existing key clamp fall protection and rear placed on top of parapet wall to existing office use (Class B1). **Withdrawn 26/03/2009**

2009/1006/P - Raise roof level of existing toilet block to match that of the main roof and replace key clamp fall protection with brick parapet wall to match existing. Create a plant enclosure above the fourth floor infill, front screen set on line of existing key clamp fall protection and rear placed on top of parapet wall of existing office block (Class B1). **Registered**

2009/2024/A - Installation of a timber hoarding 2400mm high with two points of access to form the background for proposed advertisement. **Registered**

Relevant policies

Camden Unitary Development Plan (2006)

S1/S2 Sustainable Development

SD6 Amenity for Occupiers and Neighbours

B1 General Design Principles

B3 Alterations and Extensions

B6 Listed building

B7 Conservation Areas

Camden Planning Guidance (2006)

Bloomsbury: Conservation Area Statement

Assessment

1.0 Proposal

1.1 This alterations to the bookends originally formed part of the previous application (2008/4007/P). They were withdrawn at the officers recommendation.

1.2 This application is part of a number of proposals for this building. This application seeks the replacement of the existing key clamp railings to the two existing book ends, to be replaced with a brick parapet wall and associated handrail. Due to this alteration the application also seeks to remove the key clamp ladders to the roof top.

1.3 Although there are many annotations on the plans the proposed works for this application relates solely the alterations to the existing roof structures, namely the replacement of the existing key clamp railings with a brick parapet and handrail, and a new door to the rear elevation. All other works shown are covered by other applications/permissions.

2.0 Design

2.1 The application seeks to modify the existing bookends to include a parapet wall topped with a handrail to provide fall protection.

2.2 It is proposed to extend the parapet wall by 0.5 metres to both bookend. An access hatch will be provided to the roof of the bookends for maintenance. Although the existing key clamp railings are unsightly they have the benefit of having relatively slender profiles which reduced the impact of the bulk of the enclosure of the top of the roof plant rooms. Concerns were raised (during previous applications) regarding the proposal to extend these plant rooms through the replacement of the railings with a brick parapet, as it would significantly add to the bulk at rooftop level.

2.3 This revised scheme is a compromise with a partial brick parapet topped with a handrail. This would only slightly raise the height of the roof top plant rooms whilst also improving their appearance through the removal of the key clamp railings and ladders. On balance the small increase in bulk is acceptable in light of the improved appearance.

2.4 A new door is proposed on the rear elevation to open onto the roof of the existing toilet block over looking the courtyard. The proposed door will provide access onto the roof for maintenance issues. Due to the minor nature of this alteration, it is not considered to be detrimental to the host building or the wider area.

2.4 It is considered that the proposals would preserve the character and appearance of the host building and the wider Bloomsbury Conservation Area.

3.0 Amenity

3.1 Due to the location of the proposed works it is considered that the works would not adversely impact on the amenity of the surrounding properties with regard to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.

Recommendation: Grant Planning Permission Subject to Conditions

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613