

Delegated Report		Analysis sheet		Expiry Date:		19/05/2009	
		N/A		Consultation Expiry Date:		27/04/2009	
Officer				Application Number(s)			
Eimear Heavey				2009/1061/P			
Application Address				Drawing Numbers			
University College London Torrington Place (Malet Place entrance) London WC1E 7JE				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
		Antonia Powell (DS)					
Proposal(s)							
Relocation of the existing vehicular and pedestrian gates to the entrance of Malet Place and installation of a bollard.							
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 31/03/2009 until 21/04/2009 – No responses received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC – No comment					
Site Description							
The application site is located in Malet Place on the north of Torrington Place, and is bounded by Byng Place to the east and Gower Street to the west. The site is within the Bloomsbury Conservation Area and within the Central London Area. To the east of the site at 33 and 35 Torrington Place are two Grade II listed buildings.							
Relevant History							
<p>PS9904439 Planning permission was granted on 16/07/2002 for the erection of a five storey building to the front of the existing New Engineering Building and a part nine, part ten storey building to the rear, for university research purposes (use Class D1).</p> <p>PSX0205023 Planning permission was granted on 22/11/2002 for the partial approval of details of all elevations including minor amendments pursuant of additional condition 4 of planning permission approved 16 July 2002 for the erection of a five storey building to the front of the existing new engineering building and part nine, part ten storey to the rear, for university research purposes.</p> <p>2004/0922/P Planning permission was granted for the change to the bridge link cladding from cable net to mesh as an amendment to scheme approved on 16 July 2002.</p>							

2004/4801/P

Planning Permission was granted for the installation of 5 air handling units at rear ground floor level with associated ducts in February 2005.

Relevant policies

Replacement UDP 2006

S1/S2 – Sustainability

SD1 – Quality of life

SD6 – Neighbour Amenity

B1 – General Design Principles

B3 – Alterations and Extensions

B6 – Listed Buildings

B7 – Conservation Areas

T12 – Works affecting Highways

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

Proposal

Planning Permission is sought for the relocation of the existing vehicular and pedestrian gates to the entrance of Malet Place and the installation of a bollard.

Main Planning Considerations

- Impact of the proposal on the character and appearance of the Conservation Area and on the neighbouring Listed buildings;
- Impact of the proposal on neighbour amenity; and
- Impact of the proposal on the public highway

Design

The proposal incorporates the installation of metal gates at the entrance of Malet Place. The proposed gates would be approximately 3.5 metres high and would cover the width of the existing public highway, which is approximately 8.5 metres. The gates would include two lamps on the top of the gates and there would be pedestrian and vehicular access through the proposed gates.

From the submitted plans it appears that the proposed gates will not be fixed to the neighbouring listed buildings or to Robert's building to the west.

The proposed gates in this location are considered to be sympathetic to the character and appearance of the surrounding Conservation Area and to the neighbouring Listed Buildings and hence the proposed development accords with Camden Planning Guidance and the relevant policies of the Replacement UDP.

It is also proposed to install two bollards approximately 9 metres from the entrance of Malet Place, these are also considered to be acceptable in this instance given that they do not impact adversely upon the Conservation Area or the special character of the Listed buildings.

Amenity

The proposed development is not considered to adversely impact upon neighbour amenity in terms of overlooking, loss of privacy, increase in noise, loss of daylight or sunlight.

Impact on the Public Highway

Policy T12 of the UDP states that the Council will only grant consent for works that affect highway land where it considers the proposal: - prioritises road safety; maximises travel benefits; complies with safety recommendations; minimises harm to the environment and avoids harm to the road network.

Camden's Transport Department have objected to this proposal following discussions with the Highways Agency who do not wish to have Malet Place gated, however Policy T12 does not allow planning permission to be refused on the basis of loss of highways. Given that the proposal complies with Policy T12 of the UDP there are no planning reasons to refuse this application, the application is recommended for approval. Prior to construction the applicants are required to apply to highways for permission. An informative has been placed on the decision notice advising the applicant of this.

Recommendation: Grant conditional planning permission

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