

Delegated Report		Analysis sheet		Expiry Date:		17/03/2009	
		N/A		Consultation Expiry Date:		06/03/2009	
Officer				Application Number(s)			
Tania Skelli-Yaoz				(1) 2008/4946/P (2) 2008/5069/L			
Application Address				Drawing Numbers			
Coram Arcade The Brunswick Centre Brunswick Square/ Marchmont Street London WC1N 1AZ				See decision notices			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
				Victoria Fowlis			
Proposal(s)							
<p>(1) Installation of light fittings to the ceiling of Coram Arcade.</p> <p>(2) Installation of light fittings to the ceiling of Coram Arcade.</p>							
Recommendation(s):		Grant planning permission Grant listed building consent					
Application Type:		Full Planning Permission Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
CAAC comments:		<u>Bloomsbury CAAC:</u> no reply received.					
Site Description							
<p>The Brunswick Centre lies at the heart of Bloomsbury and is a major landmark within the area. It is a Grade II Listed Building and is within the Bloomsbury Conservation Area. It was completed in 1972 and was designed by Patrick Hodgkinson. The design, in reinforced concrete, is a complex megastructure of 2 "A" framed blocks of 560 flats, linked by a raised podium containing shops and a cinema set over a basement car park on 2 levels.</p>							
Relevant History							
<p>The building has recently been refurbished in line with approval granted in 2002 –</p> <p>PSX0104561 & LSX0104562: Refurbishment of The Brunswick Centre.</p> <p><i>Including the forward extension of the existing retail units fronting the pedestrian concourse; the creation of a new supermarket (Class A1) across northern end of the pedestrian concourse; creation of new retail units (Class A1) within redundant access stairs to the residential terrace; erection of new structure above Brunswick Square. Included condition 12, which required the submission of a signage strategy for all commercial units. Granted January 2002.</i></p>							
Relevant policies							
S1, S2, B1, B3, B6, B7, SD1, SD6							

Assessment

This application proposes to replace the lighting within the Coram Arcade, which is the covered walkway which leads from the main Brunswick Centre shopping street to Marchmont Street on the west side of the site. New circular luminaires are proposed at ceiling level, new concealed lights within the bulkheads, and replacement downlighters in the same position as the existing. These alterations are not considered to detract from the appearance of this part of the building nor impact detrimentally on the fabric. These alterations are not considered detrimental to the character and appearance of the CA.

Concern was raised over additional lighting and its the impact of the proposed details shown of the Marchmont Street entrance, where additional and replacement lighting was proposed to be mounted to the external face of the building, apparently on the angled ceiling joint. The sectional details of these (lights A and B as shown on reflected ceiling plan drawing no. 209/L/118) were not considered very clear from the submitted documents, and appeared as additional protruding paraphernalia. These were considered to detract from the clean, uncluttered elevation and was considered to be detrimental to the appearance of the building. These elements have been omitted from the proposal.

It should be noted that the Design-out-Crime officer has raised no concerns over the proposal.

It is also noted that the proposal includes deterrent tools against perching birds and their impact.

There are no amenity issues raised by this proposal.

Accordingly, it is recommended to grant planning permission and listed building consent.

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