

Delegated Report		Analysis sheet		Expiry Date:		27/01/2009	
		N/A		Consultation Expiry Date:		12/03/2009	
Officer				Application Number(s)			
Jennifer Walsh				2009/0498/P			
Application Address				Drawing Numbers			
26-28 Bedford Row London WC1R 4HE				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of an external electrical metre cupboard beneath existing front stairway to the office building (Class B1).							
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	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed 17.02.09 – 10.03.09.					
CAAC/Local groups comments:		The Bloomsbury CAAC has written to state they 'make no comment'.					

Site Description

The site is a six storey office block with lower ground and basement levels. The building is located next to a listed building and is situated within the Bloomsbury Conservation Area.

Relevant History

No relevant history

Relevant policies

Adopted Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General Design Principles

B3 – Alterations and Extensions

B7 – Conservation Areas

Camden Planning Guidance

Assessment

The proposal is to remove the existing electrical meter cupboard which currently does not meet electrical safety requirements nor is big enough for modern metering equipment. The proposal includes the removal of this cupboard and the creation of a new cupboard against the existing lightwells retaining wall.

The proposed enclosure would consist of new brickwork rendered walls with timber doors and a brickwork air vent on either sides of the enclosure. The doors would have a white gloss finish.

Due to the location of the external cupboard being under the stairs/bridge it is felt that the proposal would not harm the design or character of the building or impact upon the character and appearance of the Conservation Area.

In conclusion it is felt that the proposal would have no further impacts as compared to the existing situation. The proposals are acceptably subordinate to the host building, and would not cause sufficient harm to the character and appearance of the conservation area.

Recommendation: Grant Planning Permission

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