

Delegated Report		Analysis sheet		Expiry Date:		11/03/2009	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Adrian Malcolm				2009/0168/P			
Application Address				Drawing Numbers			
Westminster Kingsway College 45 Sidmouth Street London WC1H 8JB				344/002A, 003; 04/019(06)001C10;; 04/019(06)015C2; EL10157/C010C2 & C011C1; 04/019/E02			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of access mews road pursuant to condition 22 of the planning permission dated 05/05/06 (2006/0427/P) for redevelopment to provide new part 4, part 5 (plus roof plant) college building and 2 x 4-storey residential buildings comprising 25 private and 12 affordable self-contained flats, 18 basement car parking spaces, provision of new roadway associated access and landscaping.							
Recommendation(s):		Grant					
Application Type:		Approval of Details					
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:		Transport Planning- no objection in principle provided applicant confirms hot rolled sphalt or similar will be used for carriageway surface. Request informative requesting that applicants co-ordinate their works for the new roadway with the Council and provide ample notice of implementation. C& UD (Design)- No comments to make. C& UD (Landscaping)- Proposals for mews road acceptable (subject to removal of request for discharge of details re condition 9- temporary landscaping of residential site).					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

Existing site of Westminster Kingsway College, located in Bloomsbury Conservation Area in the vicinity of listed buildings and Grade II* Registered Gardens (St George's Gardens)- see committee report to full application for application 2006/0427/P for details.

Relevant History

2006/0427/P- Planning permission granted for new 4/5 storey college building and 2 x 4 storey blocks comprising 37 flats plus new access road. The current application is to discharge a condition attached to that consent.

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.

Replacement UDP Policies T3 & T12

Assessment

Condition 22 reads as follows:

'Details of the access mews road including improved visibility at the junctions, and such measures as signage and other traffic management measures to prevent rat running and secure satisfactory access to the college disabled parking bays, shall be submitted to and approved by the local planning authority prior to construction of this access road. The access shall then be constructed in accordance with such details as approved and the approved measures shall be retained and maintained unless otherwise agreed by the local planning authority in writing.'

'Reason: In order to satisfactorily provide for the safe and efficient servicing of the site in accordance with policies TR19 and TR21 of the London Borough of Camden Unitary Development Plan 2000 and policies T3 and T12 of the Revised Deposit Draft Unitary Development Plan as amended January 2006.'

No objections have been raised during consultation to condition 22 being discharged (request for discharge of details re condition 9- temporary landscaping of residential site- have been removed from application). Surface material will be Macadam 30mm close graded wearing course. An informative requested by Transport Planners has been attached to the recommended decision notice.

It is recommended that condition 22 be discharged.

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