

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		24/03/2008	
		N/A / attached		<b>Consultation Expiry Date:</b>		29.2.08	
<b>Officer</b>				<b>Application Number(s)</b>			
Miss Kiran Chauhan				2008/0328/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Site comprising 360-376 Euston Road 1-56 Osnaburgh Street & 23-43 Longford St (including Jellicoe House Marlborough House Regency House Follett House Strode House Goodyear House & rear of 28-30 Osnaburgh St) London NW1 3BL				See decision.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Amendments to part of building B plant screen and to building A roof top curve as a variation to planning permission granted subject to a section 106 legal agreement (ref. 2004/1700/P) dated 8th June 2006 to provide new residential, commercial, retail/professional/food and drink/community uses.							
<b>Recommendation(s):</b>		Grant.					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Regents Park CAAC: No response. St Marylebone Society: No response. City of Westminster: No response. Royal Park Agency: No objection.					

## Site Description

A street block comprising of various office and residential buildings about to undergo large scale redevelopment in association with the implementation of permission 2004/1700/P. The site is bounded by contemporary office buildings to the east, the Grade II listed White House Hotel and Grade II\* listed Holy Trinity Church to the west. Further beyond to the west lies the Regents Park CA and Regents Park. To the south lies Euston Road and to the north is the Regents Park housing estate. Areas to the west and south of the site are within the City of Westminster. The site does not lie in a CA.

## Relevant History

8.6.06 – PP granted subject to a S106 for the demolition of the existing buildings and the erection of new buildings containing residential, commercial, retail/professional/food and drink/community uses. Ref 2004/1700/P. The permission granted consent for 3 separate buildings known as building A, building B and building C. Building A is situated at the bottom of the site, B is in the middle and C is at the top.

Details have also been approved with respect to various conditions attached to the permission.

## Relevant policies

SD6, B1, B3  
Camden Planning Guidance

## Assessment

The proposal is seeking amendments during the course of construction. The amendments are:

- Alterations to part of the plant screen on top of building B. The amendments involve repositioning a small part of the plant screen on the west elevation so that it sits 1.5m further forward.
- Alterations to the roof top curve of building A.

The main issues are the design impact of the alterations and the impact on residential amenity.

A small amount of plant screen (6m) is to be moved from being 9m away from the edge of the building to 7m. This change is proposed to simplify construction so that the revised position of the plant screen is identical to the position of the cladding on the floor below. This change will not be noticeable from street level and the screen will not be sited any further forward than the rest of the screening at this level. No new residential amenity issues arise from this revised position.

Alterations are also proposed to the roof top curve of building A. The curve is to the south of building A and will result in the curve being more gradual. The approved curve was more sharp and the proposed curve will enable easier construction and more usable internal floor space. This change is also considered to be slight and will produce a softer finish to the building and thus is a welcome improvement. The change will bring the plans in line with the previously approved image which shows this level as it is now proposed. No new amenity issues are raised.

**Recommendation: Grant.**

**Disclaimer**

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