

**DISCLAIMER**

Decision route to be decided by nominated members on ----- (date to be inserted). For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>31/10/2007</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>05/10/2007</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Thomas Smith			2007/4074/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
1-2 Hertford Place London W1T 5BB			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 lift over-run and to allow the introduction of roof-top guarding as a variation to planning permission granted subject to a section 106 legal agreement dated 15/05/2006 (ref. 2005/5457/P) (for the erection of an eight storey building to provide 98 bedrooms for student accommodation and associated landscaping and car parking area within existing internal courtyard area following demolition of the existing 2 storey office building).				
<b>Recommendation(s):</b>		Granted Subject to a Section 106 Legal Agreement		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	Site Notice	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	English Heritage have given flexible authorisation for determination.					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC has objected on the grounds that the amended lift overrun is significantly higher than that given permission and the rooftop guarding is new. The visibility of these elements needs to be assessed.					

### **Site Description**

This application relates to a recently approved 8-storey building within the Bloomsbury Conservation Area. The building will be flanked by perimeter buildings on all four wings, bordered by Maple Street, Whitfield Street, Grafton Way and Fitzroy Street. It does not adjoin any listed buildings but is adjacent to the Grade II listed Indian YMCA in the north west corner of the site, at the corner of Fitzroy Square.

### **Relevant History**

Planning application 2005/5457/P for erection of an eight storey building to provide 98 bedrooms for student accommodation and associated landscaping and car parking area within existing internal courtyard area following demolition of the existing 2 storey office building was granted in May 2006 subject to a S106 agreement.

### **Relevant policies**

#### **RUDP 2006**

SD6 Amenity for neighbours and occupiers  
B1 General design principles  
B3 Alterations and extensions  
B6 Listed buildings  
B7 Conservation areas

#### **Bloomsbury CAS**

## **Assessment**

### **Proposal**

This application proposes amendments to lift over-run and to allow the introduction of roof-top guarding as a variation to planning permission granted subject to a section 106 legal agreement dated 15/05/2006 (ref. 2005/5457/P)

### **Assessment**

Although taller than previously approved, the lift overrun would not be visible from anywhere other than the upper floors of the surrounding buildings.

The proposed railings as originally submitted would have been visible from the gardens immediately to the north of the building and would have appeared unsightly. Amended plans have been submitted showing the railings to the north elevation set back by 1.4m (compared with 0.4m as originally submitted.) to ensure that they would not be visible.

Due to their location, the overrun and the railings would not have any significantly harmful impact on the character or appearance of the host building or the wider conservation area and are acceptable.

Because the previous scheme was granted subject to a S106 agreement, a deed of variation is required to ensure that the application relates to this varied scheme.