

Delegated Report		Analysis sheet		Expiry Date:		23/11/2007	
		N/A		Consultation Expiry Date:		13/11/2007	
Officer				Application Number(s)			
Jenny Fisher				2007/4954/P			
Application Address				Drawing Numbers			
Institute of Cancer Studies Huntley Street London WC1E 6DE				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of new loading deck and lifting platform in rear service yard for deliveries and associated alterations to rear windows to create door and louvre grille.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
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:		Site notice displayed 23/10/07 to 13/11/07. Adjoining owners/occupiers No reply to date.					
CAAC comments:		Bloomsbury CAAC No objection					

Site Description

The recently completed Institute of Cancer Studies building fronts Huntley Street. The building provide laboratories and support services. The site is situated between listed buildings that form a terrace to the south fronting Huntley Street, the UCH Medical School fronting University Street to the north and to the east of the site (in between the Institute and the medical student's hostel that fronts Gower Street). Chenies Mews runs up to the south east corner of the building between the rear of Huntley Street terrace and buildings fronting Gower Street. Gordon Mansions occupies a site at the junction of Chenies Mews with Torrington Place, and there is a small recently constructed residential building fronting Chenies Mews opposite. The majority of the buildings along the Mews are in use as medical research establishments. The site is located within the Fitzrovia Central London Area and the Bloomsbury Conservation Area.

Relevant History

PSX0205442, LSX0205443, and CSX0205444 for demolition and redevelopment of unlisted nurses home, hospital offices and ancillary accommodation and construction of seven storey building with refurbishment and change of use of grade II listed nurses home. Refused, allowed on appeal 15/9/03.

2004/1135 + 2004/1136 PP + LBC granted 06/05/04 for erection of glazed roof within rear courtyard of Medical School (BLG A) and Institute of Cancer Studies (new build) – and alterations to the existing mansard roof of the Medical School.

Relevant policies

Replacement UDP S1/S2; SD6; B1; B3; B6; B7.

Camden Planning Guidance December 2006

Bloomsbury Conservation Area Statement

Assessment

Proposed is a loading deck (4 x 2.6m.) and lifting platform (scissor lift) (2.6 x 2.1m.) for deliveries to the Institute. Concrete paving with a landing at tarmac road level would be retained. It would be located to the rear of the Institute within a sunken yard area, beneath the projecting second floor of the main building fronting Huntley Street. Currently the area is behind full height sliding doors facing Chenies Mews.

Loading deck is of a galvanised steel construction with mesh panels and balustrades for safety purposes.

There would be alterations to existing windows in the rear (east) elevation only at ground floor level to allow for a new access door (painted to match existing) and a new louvre panel (epoxy coated grilles of colour to match existing).

Local amenity: The nearest residential properties are at the far end of Chenies Mews, more than 80m. away. There would be no impact on local residential amenity.

Access: Loading deck and platform for goods deliveries only. Replacement access stairs for maintenance staff only. The Institute has stairs and lifts for both ambulant and disabled persons.

Sustainability: Applicant lists principles considered in design and construction. Recycling of some materials and efficient processes can reduce section sizes required for same strength performance.

Safety: Deliveries would include Liquid Nitrogen. Risk assessments have been carried out by UCL, Dept. Safety Officers and British Oxygen.

Biodiversity: Site within an inner city campus of numerous high density buildings. Scheme would have no impact on local biodiversity.

Council's Transport Officer – scheme acceptable; no objection.

Conservation area – no adverse impact on the character and appearance of the conservation area.

Listed buildings – There would no impact on the setting of listed buildings.

Recommend approval.

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