

LDC Report		27/12/2007
Officer		Application Number
Neil McDonald		2007/5458/P
Application Address		Drawing Numbers
Holbrook House 8-18 Great Queen Street London WC2B 5DG		Site Location Plan DP9 (1); 1590/P01/053 rev P2; 055 rev P2; 056 rev P2; 061 rev P2; 063 rev P2; 066 rev P2; 067 rev P2; 068 rev P2; 069 rev P2; 070 rev P2; 071 rev P2; 072 rev P2; 073 rev P2; 1590/SK03/067 rev P2; 069 rev P2; 070 rev P2. Building Maintenance Unit Minor Amendment Supporting Statement Oct 2007. DP9 Covering letter dated 30/10/2007.
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
Application for a Certificate of Lawfulness for a Proposed Development of two building maintenance units placed on the roof of the building at levels 10 (podium) and level 12 (tower) as a Minor Amendment to the planning permission granted on 26/09/06 (2006/3315) (for the refurbishment and alterations to the property).		
Recommendation: GRANT CERTIFICATE OF LAWFULNESS		
Assessment		
<p>Planning permission was granted on 26 September 2006 for complete refurbishment, alterations and extensions to this existing office block. The proposals entailed new plant, including roof-mounted building maintenance units (BMUs).</p> <p>As a result of more detailed assessment of the structural capacity of the building by the applicant, it transpires that various amendments to these units and their operating track are required to ensure safe operation. Equipment at 2nd and 4th levels is now proposed to be omitted altogether.</p> <p>The main change is proposed on the roof of the podium building (level 10). Structural limitations dictate a centrally positioned BMU rather than the BMU to run around a perimeter track as shown in the originally permitted drawings. In order to maintain both sides of the building a larger unit is needed than previously envisaged. Its parked position has been determined so as to minimise its visibility from surrounding streets.</p> <p>Further minor changes have been made to the BMU proposed for the roof of the tower (level 10) –essentially entailing a different shaped unit and revised parked position.</p> <p>Sightline drawings accompanying the application confirm that the revised units are likely to be concealed out of the line of vision from key points in the surrounding public realm.</p> <p>In the context of the works already granted permission, these changes are considered minor</p>		

and not of such a scale as to reasonably warrant a revised planning application. The proposed amendment entailing minor changes to the BMU equipment as shown, is therefore considered acceptable as a minor amendment to the proposals already granted planning permission. Accordingly it is considered that a certificate of lawfulness should be granted on this basis.

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