

Delegated Report		Analysis sheet		Expiry Date:		02/11/2007	
		N/A / attached		Consultation Expiry Date:		15/10/2007	
Officer				Application Number(s)			
Conor McDonagh				2007/4476/P 2007/4477/L			
Application Address				Drawing Numbers			
5a Mecklenburgh Street London WC1N 2AH				Site Location Plan MSR/LP; Drawing No. MSR/01; 02R;			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Enclosure of area beneath front steps in connection with forming an en-suite bathroom to basement bedroom of maisonette (Class C3).							
Recommendation(s):		Grant Full Planning Permission Grant Listed Building Consent					
Application Type:		Full Planning Permission Listed Building Consent					
Conditions or Reasons for Refusal:							
Informatives:		Refer to Draft Decision Notice					
Consultations							
Adjoining Occupiers:	No. notified	14	No. of responses	01	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		One support from 5C Mecklenburgh St.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC No objection given other similar developments on street.					

Site Description

The application site is located on the east side of Mecklenburgh Street. The mid terrace building, which dates from the early part of the 19th Century, comprises ground plus three upper floors and basement and forms part of the grade II listed terrace row.

The building is considered to make a positive contribution to the Bloomsbury Conservation Area of which it forms a part. An awkward and ugly timber board, which appears to have been there sometime, currently encloses the under side of the entrance steps.

Relevant History

PP/LBC 2006/3281/P & 2006/3284/L Enclosure of area beneath front steps in connection with forming an en suite bathroom to basement bedroom of maisonette (Class C3) in Grade II Listed Building.

Refused 11/09/2006.

The design, appearance, and use of materials would be detrimental to the character and integrity of the dwellinghouse.

Relevant policies

Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

B6 – Listed Buildings

B7 – Conservation Areas, Character and Appearance

SD6 – Amenity for occupiers and neighbours

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

Overview

Planning and listed building consent is sought for the enclosure of area beneath front steps in connection with forming an en suite bathroom to basement bedroom of the ground and basement maisonette. The work would involve the erection of a timber weatherboard 'screen' including vertical timber glazing.

Design

This proposed 'screen' is a result of a number of amendments requested by the Council, including altering the design from a solid brick built enclosure with small sash window to something intended to appear much more lightweight. Given the underside of the entrance steps is already enclosed - along with most of the other basements in the terrace – the proposed screen, which is set back from the outside line of the entrance steps, has adequately addressed the Council's concerns and would allow the steps to be recognised as bridging the front lightwell as originally intended.

The proposal retains the existing original opening to the under pavement vault, and although there is still a slightly kink in the screen, (element of the scheme of concern in the last application which was refused), the use of a lightweight timber screen is considered to almost negate the awkward appearance. It is therefore considered that the development preserves the character and appearance of the conservation area and would not harm the setting of the listed building.

Amenity

Given the location of the development within a lightwell, then no neighbouring amenities would be harmed.

PP and LBC should be **granted**.

