

Delegated Report		Analysis sheet		Expiry Date:		02/11/2007	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Tom Webster				2007/4497/P			
Application Address				Drawing Numbers			
28-30 Theobalds Road London WC1X 8NX				See draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of accessibility (condition 8) and front elevation railings (condition 9) of planning permission 2006/0296/P granted subject to S106 on 11/05/06 (for change of use from office (B1) to restaurant (A3) use at part lower ground and ground floor levels, and 14x residential units (C3) at upper floors and basement; erection of a 6-storey rear extension).							
Recommendation(s):		Refusal of Approval of Details – Condition 8 Discharge of Condition 9					
Application Type:		Approval of Details					
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:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The property is a 5-storey building with a basement level located on the northern side of Theobald's Road. The 4th floor level appears as a mansard roof addition to the front. The 20th century building is not listed but it lies within Bloomsbury conservation area. The building was previously used by the London Borough of Camden as the Holborn District Housing Offices (Class B1) but it is currently vacant. There is a front and rear lightwell to the property. The rear lightwell extends some 4.2m into the rear yard and the ground floor level rear yard stretches another 4.6m to the rear boundary. The flat roof accommodates a lift motor room, water tank and plant enclosures. The rear elevation features a projecting rear wing, which extends from basement level to above roof level.

The building lies adjacent to the Holborn Library on the western side, and a Law Commission office building on the eastern side. The Raymond building and Gray's Inn Gardens are located opposite the site on the south side of Theobald's Road. Gray's Inn Gardens is in private ownership but open to the public for limited hours daily. Directly to the rear of the building are the rear gardens of residential buildings along John's Mews (western side) and offices buildings along John Street (eastern side). The surrounding area is characterised by a mixed use of commercial, office, food, drink and entertainment premises and residential.

The site is situated within the Bloomsbury Conservation Area, Central London Area and falls within the Strategic Viewing Corridor from Primrose Hill to St Paul's Cathedral, and the Background Consultation Area for the view from Greenwich Park to St Paul's Cathedral. Theobald's Road is a classified road running from east to west between Gray's Inn Road and Southampton Row. The area benefits from a high level of public transport accessibility; Chancery Lane, Farringdon and Holborn underground stations are in close proximity to the site and a number of bus routes runs along Theobald's Road.

Relevant History

2007/1612/P - Details of accessibility statement pursuant to condition 8 of planning permission granted subject to a section 106 Legal Agreement on 11 May 2006 (ref:2006/0296/P) for change of use from office (B1) to restaurant (A3) use at part lower ground and ground floor levels, and 14x residential units (C3) at upper floors and basement; erection of a 6-storey rear extension including remodelling of rear elevation, roof extension to form an additional floor with roof terrace and installation of a new shopfront and entrance door –**Refused -25/05/2007**

2006/0296/P -Change of use from office (B1) to restaurant (A3) use at part lower ground and ground floor levels, and 14x residential units (C3) at upper floors and basement; erection of a 6-storey rear extension including remodelling of rear elevation, roof extension to form an additional floor with roof terrace and installation of a new shopfront and entrance door –**Granted -11/05/2006**

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Adopted Unitary Development Plan 2006

S1 Strategic policies
B1 General design principles
B3 Alterations and Extensions
B7 Conservation Areas
H7 Lifetime Homes Standards

Camden Planning Guidance 2006

Access for all
Conservation Areas

Assessment

This application seeks to discharge conditions 8 (Accessibility) and condition 9 (Details of Boundary Railings)

Condition 8 requires the following details to be submitted:-

Prior to the commencement of the development hereby permitted an accessibility statement (incorporating any changes to the residential layout that may be required) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be laid out, constructed and maintained in accordance with the approved details.

The applicant has submitted an accessibility statement, however there are a number of discrepancies which don't fully accord with the requisite requirements of the Lifetime Homes policy in the UDP. These discrepancies can be highlighted as being the following:

Restaurant

There are still no details provided of the ramps indicating their gradients and dimensions. Without this information the Council is unable to assess whether or not their proposals will be suitable. The push pad to operate the doors is also located on the ramp – this should be on a level surface to enable a wheelchair user to use it. The handrails also do not extend past the ends of the ramp as required.

Residential:

No new drawings appear to have been submitted indicating how the Lifetime Homes requirements have been incorporated making it hard to tell if the layout of the building will be in line with their access statement.

The accessibility statement:

The access statement on Lifetime homes does not include marked up drawings indicating compliance. Further details are required to show compliance with the following issues:

3 - There are still no details provided of the ramps indicating their gradients and dimensions

5 – The staircases dimensions appear to be incorrect

6 – It is unclear whether the 300mm clear space be provided next to the leading edge of the doors in each flat

10 – Flats 3 & 4 should do not have side transfer to the WC as they have 3 bedrooms.

The access statement appears to suggest that apartments 3 & 4 are suitable for wheelchair users however no details are provided – full marked up drawings indicating compliance with the wheelchair housing design guide are required to make an assessment. .

Condition 9 requires - *The details of the railings to be used to the front elevation of the building shall not be otherwise than as shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.*

Details have been submitted, which illustrate a 1.3 metre high steel railings, with mullions. The details proposed would complement the character of the building, and are accordingly considered acceptable.

Conclusion

The information provided with regards to condition 8 relating to planning application (2006/0296P) is deemed to be insufficient, and it is recommended that the condition cannot be discharged at this stage. The details of the front elevation are considered acceptable.