

Delegated Report		Analysis sheet		Expiry Date:		12/10/2007	
		N/A / attached		Consultation Expiry Date:		25/09/2007	
Officer				Application Number(s)			
Tom Webster				2007/3842/P			
Application Address				Drawing Numbers			
5-11 Theobalds Road London WC1X 8SH				See draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Removal of existing roller shutter at the disabled entrance and replace with a swing gate.							
Recommendation(s):		Grant planning 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:		A site notice was displayed on the 04/09/2007. The consultation period expired on 25/09/2007. No objections were received.					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC: No objection.					

Site Description

Office building that occupies a corner site at the junction of Jockey's Fields and Theobald's Road. Premises comprise ground floor, four storeys over plus a mansard storey. Currently vacant, works in progress. Within the Bloomsbury Conservation Area.

Relevant History

2007/1151/P -Additions and alterations to office building (Class B1) including works to ground floor entrance areas and at roof level –granted -01/05/2007

2007/3598/P -Installation of new roof level and first floor replacement plant –granted -12/10/2007

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 Replacement UDP (July 2006)

S1 'Strategic policies',
SD6 'Amenity for occupiers and neighbours',
B1 'General design principles',
B3 'Alterations and extensions'
B7 'Conservation Areas'

Camden Planning Guidance 2006

Conservation Areas

Assessment

Planning permission is sought for the replacement of a solid roller shutter with a steel swing gate to the disabled entrance. The steel frames will be powder coated to match the window and door frames.

The main issues to be considered are:

1) Impact on the character and appearance of the building and the conservation area

2) Impact on access to the building.

- 1) The Camden Planning Guidance of the UDP 2006 generally discourages solid roller shutters because they are considered to be 'visually unattractive, attract graffiti and create hostile and unsafe streets. Therefore removing the existing roller shutter and replacing it with a steel swing gate would visually improve this aspect of the building. The gate is modest in size and removes the possibility for graffiti and would provide a safer way of protecting the entrance door. Consequently it is recommended for approval.
- 2) The proposed steel swing gate would not affect the access arrangements of the building

Conclusion

The proposed steel swing gate would respect and enhance both the character and appearance of the host building and the wider Bloomsbury Conservation Area. As such, the scheme would be contrary to the relevant policies of the UDP 2006 listed above and is recommended for approval.