

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/09/2007</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		n/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Joe Purcell				2007/4066/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Site At Crown House 51 Aldwych, 1 Kingsway, Ingersoll House 7-9 Kingsway and Awdry House 11 Kingsway London WC2B 6XE				Letter from Gordon Ingram Associates; Explanatory Statement P3080/DP/KJH August2007;Transport Statement July 2007; Public Art Statement; Design Report			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Request for observations from the adjoining borough of Westminster for the demolition and redevelopment behind retained Kingsway, Aldwych and Drury Lane (part) facades, to provide restaurant at basement and ground floor levels, retail at ground floor level, offices at ground to eighth floor levels, seven residential units at ninth and tenth floor levels, associated car parking (12 spaces) within the basement, off-street servicing at ground floor level and associated plant including roof plant. (Crown House [51 Aldwych] and 1-5 Kingsway)							
<b>Recommendation(s):</b>		<b>No Objections</b>					
<b>Application Type:</b>		<b>Request for Observations to Adjoining Borough</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>	None required to be consulted						
<b>CAAC/Local groups* comments:*</b>	None required to be consulted						
<b>Site Description</b>							
The site is located in the 'City of Westminster' and located within the St Johns Wood Conservation. The application site is surrounded by a variety of commercial and residential properties of various ages and styles. The site is currently occupied by a large square building (footprint) which varies in Use Class with a mixture of office space (B1) and retail (A1). The site has frontages on to Kingsway. Kean Street, Drury Lane and Aldwych.							
<b>Relevant History</b>							
The site has no relevant planning history regarding this application							
<b>Relevant policies</b>							
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 <u>taken as a whole</u> together with other material considerations. <u>Camden Replacement Unitary Development Plan 2006</u> S1-S3 –Strategic Sustainable Development; SD1 –Better Quality of Life B1 – General Design Principles; B3 –Alterations and Extensions; B7 –Conservation Areas; B9 -Views T9 –Impact of Parking							
<b>Assessment</b>							
It is considered that the changes to the facades and use of the building will be an improvement; the design will enhance the character of the original building and in doing so, will respect fully, the character and context of the surrounding area. Moreover, the increase in retail and office space will add greater vitality to the area.							
Additionally, these changes are not considered to have any cross-borough implications given the distance of the site from the Camden boundary. The height of the building would conform to the strategic views, and no objections are raised accordingly.							

