

Delegated Report		Analysis sheet		Expiry Date:	18/07/2007
		N/A / attached		Consultation Expiry Date:	05/07/2007
Officer			Application Number(s)		
Joe Purcell			2007/2247/P		
Application Address			Drawing Numbers		
Marlborough Hotel 7-13 Bloomsbury Street London WC1 3QD			Site Location Plan; 03 Photo Sheets; Drawing No. AP 150; AP700; AP800; AP151; AP900; 001; 002; 003; 004;005; 006; 007; 008; AS150; AS151; AS160; AS800		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Formation of five oculus windows set into new lead dormers on existing roof dome.					
Recommendation(s):		Refuse 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 14/06/2007 expiring 05/07/2007, no objections were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><u>Bloomsbury CAAC:</u></p> <p>No objection</p> <p><u>Bloomsbury Association:</u> Object</p> <p>The existing dome is an important townscape feature at the corner of Bloomsbury Street and Great Russell Street and has similar dialogue with the dome on the Kenilworth Hotel opposite. It makes a positive contribution to the Bloomsbury Conservation Area. The proposal will have a detrimental impact on the historical integrity of the building by introducing an inappropriate renaissance detail into its Edwardian architecture.</p> <p>The practicality of introducing new lead work into historic fabric in that the trade skills are no longer available to craft the new work to the same level of detail as the existing roof and this distinction, being clearly evident, will detract from the quality of the building.</p>					

Site Description

The application site is located on the junction of Bloomsbury Street and Great Russell Street and is bounded to the south by Streatham Street and to the west by Dyott Street. The block is dominated by the Marlborough Hotel that is a part 4, part 8-storey 20th century building. To the southwest of the site is a 5-storey plus basement block of residential flats that is a Grade II* Listed Building. The residential block is physically separated from the hotel complex by an internal courtyard area. The boundary wall separating the properties extends 1.7m above the roof of the ground floor extension to the rear of the hotel. To the north of the site is the Kenilworth Hotel that dominates the adjacent corner of the road junction along Bloomsbury Street and Great Russell Street. A mix of residential and commercial uses mainly surrounds the site.

The site is within the Bloomsbury Conservation Area.

Relevant History

PSX0204342

Planning permission was granted on 12/08/2002 for the renewal of planning permission dated 1st May 1997 for the erection of a roof extension at 7th floor level

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

B1 'General design principles'

B3 'Alterations and extensions'

B7 'Conservation area',

Camden Planning Guidance 2006

'Conservation areas',

'Extensions, alterations and conservatories',

Assessment

Description of development

Planning permission is sought for the installation of five oculus windows set into new lead dormers on existing roof dome so that the room inside the dome can be used as an additional hotel room.

The main issues to be considered as part of the scheme are:

- The impact on the character and appearance of the building
- The impact on the character and appearance of the conservation area

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

The local planning authority believe that the design and location of the proposed oculus windows would compliment the style and age dome, contrary to the Bloomsbury Association reason of objection. However it has been noted that the proposal does not include a window in one of the sections of the dome, which is highly visible from Great Russell Street. The local planning authority consider this to result in the dome appearing unsymmetrical which would fail to preserve the character and appearance of the dome which is a attractive prominent architectural feature of the building and Conservation Area. Its therefore considered that the proposal would have a detrimental affect on the present symmetry of the prominent dome and would be contrary to Policy B3 and B7 of the Camden Unitary Development Plan 2006.

Conclusion

The proposal fails to comply with Policy B3 and B7 of the Camden UDP and is recommended for refusal.

