

Delegated Report		Analysis sheet		Expiry Date:	12/02/2007
		N/A / attached		Consultation Expiry Date:	29/01/2007
Officer			Application Number(s)		
Elaine Quigley			(i) 2006/5784/P (ii) 2006/5785/L		
Application Address			Drawing Numbers		
21 Barter Street London WC1A 2AH					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
(i) Variation to planning permission granted on 19/9/05 (ref: 2005/1075/P) to include installation of 3 french doors at rear ground floor level, creation of a terrace at first floor level with associated balustrading and 3 french doors, installation of a satellite dish, gas vent extract to roof and door entry system. (ii) Variation to listed building consent granted on 7/9/05 (ref: 2005/1076/L) to include installation of 3 french doors at rear ground floor level, creation of a terrace at first floor level with associated balustrading and 3 french doors, installation of a satellite dish, gas vent extract to roof and door entry system.					
Recommendation(s):		(i) To grant planning permission subject to S106 agreement (ii) To grant listed building consent subject to conditions			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	22	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	No letters of objection received as a result of the display of a site notice (expired 29/01/2007) No letters of objection received as a result of neighbour notification letters (expired 26/01/2007)					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC – no comments					

Site Description

The subject site is a three-storey plus basement grade II listed building within the Bloomsbury Conservation Area. The building is currently vacant and was formerly used as a training centre (linked to a training centre at 17-19 Barter Street next door) in association with offices at 2-3 Bloomsbury Square. The immediate surroundings are characterised by a mix of residential and office uses.

Relevant History

2005/1075/P (19/09/2005)

Planning and listed building consent were granted for the change of use from training centre (Class D1) to residential (Class C3) to provide 8 x 1 bed , 2 x 2 bed and 3 x 3 bed self contained flats providing 13 residential units. The permission was subject to a S106 agreement for the provision of highway and education contributions and the units to be provided as car-free accommodation. This agreement has been completed.

Relevant policies

Adopted Unitary Development Plan 2006

SD6 'Amenity for occupiers and neighbours', B1 'General design principles', B3 'Alterations and extensions', B6 'Listed buildings', B7 'Conservation areas'.

Assessment

Planning and listed building consent are sought for the variation to planning permission granted on 19/9/05 (ref: 2005/1075/P) and listed building consent granted on 7/9/05 (ref: 2005/1076/L) to include installation of three french doors at rear ground floor level, creation of a terrace at first floor level with associated balustrading and three french doors, installation of a satellite dish, gas vent extract to roof and door entry system.

The main issues to consider are:

- The impact on the character of the listed building
- The impact on the character and appearance of the conservation area
- The impact on the amenity of the adjoining occupiers

Listed building issues

Installation of three French doors at rear ground floor level

The dropping of the cills to create openings for three timber French doors to the courtyard area is acceptable given that the windows are late 20th century fabric.

Creation of roof terrace at first floor level with associated balustrading and three french doors

The principle of creating a first floor terrace is acceptable in terms of its impact on the listed building. Dropping the cills to create opening for French door is also acceptable given that the windows are not original to the building. The proposed railings to enclose the balcony are also acceptable as it is next to existing railings and would not have an adverse impact on the listed building.

Installation of a satellite dish within the rear lightwell

The design and location of the proposed satellite dish within an enclosed lightwell would be considered acceptable.

Installation of a door entry system at ground floor front entrance

The drawings have been amended at the Council's request to retain the existing bell as it is considered a handsome feature of the building. The proposed new stainless steel entry system would be installed below the existing bell and would have a brass surface finish. This amendment complies with the Council's request and would be considered acceptable.

Planning issues

Impact on the character and appearance of the conservation area

The proposed amendments to the originally approved scheme are contained mainly to the rear elevation. Given that these alterations would not be visible from the public domain and would be minor in nature, they would not have and adverse impact on the character and appearance of the conservation area.

The proposed railings that would enclosed the balcony area would be visible from Barter Street. Given that they are 1.1m in height and adjacent to existing railings it is considered that they would not be visually prominent when viewed from the public realm and would be considered acceptable.

The proposed roof light and ventilated gas riser would be located in the centre of the roof and would not be visible from the public realm. Its location and design are considered acceptable.

The proposed satellite dish would be located on the return wall on the rear elevation. The metal pole would be fixed to the main building and the dish would not project above the roof of the building. Its location and design is considered acceptable in terms of the conservation area.

Amenity of the adjoining occupiers

The proposed balcony area for Flat 9 would be located on the side elevation of the building and would be created on the roof of the existing single storey extension. The adjoining properties at Nos. 20 and 21 Southampton Place would be closest to the proposed balcony area. These properties are occupied by non-residential uses (office accommodation). The windows on the rear elevation of these properties would be 2.8m from the proposed outdoor space and 5.5m from the proposed French door openings. Although the distance between the properties is small in terms of separation distance it is considered that the office accommodation would not be adversely affected by the proposed balconies in terms of overlooking or loss of privacy.

One of the proposed French doors would serve a bedroom, and two would serve a kitchen/living room of one of the flats. There would be no additional loss of privacy or overlooking to the proposed flat from the originally approved scheme and this would be considered acceptable.

The proposed French doors to the rear lightwell would provide direct access to the external courtyard area for Flats 1 and 2. The previously approved scheme only provided access from the bedroom of Flat 2. The proposed alterations would provide Flat 1 with outdoor amenity space that would be encouraged. The office accommodation to the rear of the application site (Nos. 2 to 4a (inclusive) Vernon Place would not be adversely affect by this alteration and would be considered acceptable.

Conclusion

The proposal would be considered acceptable in terms of its impact on the character and appearance of the listed building, the conservation area and the amenity of the adjoining occupiers and would ve recommended for approval.