

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/03/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		01/03/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Joe Purcell				2006/5701/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Woburn Mansions 30 Torrington Place London WC1E 7HL				Site Location Plan 03; 01; 02; 05; 06			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Replacement of existing main communal entrance door and relocation of door entry system to block of residential flats (C3 use).							
<b>Recommendation(s):</b>		Approve Full Planning Permission					
<b>Application Type:</b>		Councils Own Permission Under Regulation 3					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed 08/02/2007 expiring 01/03/2007, no objections were received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Bloomsbury CAAC and Charlotte Street Association were consulted, no objections were received.					

### Site Description

The application relates to the entrance on the ground floor of the four storey building on the southern side of Torrington Place. The ground floor consists of the Marlborough Arms public house and the entrance to the residential flats on the upper three floors. The site lies within the Bloomsbury Conservation Area.

### Relevant History

There is no relevant planning history regarding this application

### 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.

The London Borough of Camden Replacement Unitary Development Plan 2006

S1-S3 'Strategic Policies'

B1 'General design principles'

B3 'Alterations and extensions'

B7 – Conservation areas

## Assessment

Planning permission is sought for:

- Replacement of main entrance front door

The principle issues to consider are:

- The architectural impact the proposed new door would have on the building and the streetscape
- Access

### The architectural impact of the proposed new door

Planning approval is sought for the installation of a new door at ground floor level at Woburn Mansions. The proposed new door utilises hardwood materials of a style to blend in with the streetscape of Torrington Place. The layout of the entrance/door has been designed so as to be in keeping with the style of the original entrance door to Gordon Mansions (block of a similar period opposite Woburn Mansions). It is felt the design of the new door is appropriate and has no visual detrimental impacts on Torrington Place street scene.

### Access

Level access from the pavement remains as existing. The top entry panel of the door has been replaced with glazing, this will provide acceptable levels of vision to avoid collision between persons approaching and departing the building.

### Conclusion

Given all of the aforementioned the proposed installation of the new entrance door is considered to be acceptable and the grant of planning permission is accordingly recommended subject to conditions.

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