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|--|----------------------------|--|-------------------------------------|----------------------------------|----|-------------------|----|
| <b>Delegated Report</b>  |                            | <b>Analysis sheet</b>  |                                     | <b>Expiry Date:</b>              |    | <b>22/03/2007</b> |    |
|  |                            | N/A / attached   |                                     | <b>Consultation Expiry Date:</b> |    | 01/03/2007        |    |
| <b>Officer</b>   |                            |  |                                     | <b>Application Number(s)</b>     |    |                   |    |
| Stuart Minty   |                            |  |                                     | 2006/5842/P                      |    |                   |    |
| <b>Application Address</b>   |                            |  |                                     | <b>Drawing Numbers</b>           |    |                   |    |
| Ramsay Hall<br>20 Maple Street<br>London<br>W1T 5HB  |                            |  |                                     | Refer to draft decision notice   |    |                   |    |
| <b>PO 3/4</b>  | <b>Area Team Signature</b> | <b>C&amp;UD</b>  | <b>Authorised Officer Signature</b> |                                  |    |                   |    |
|  |                            |  |                                     |                                  |    |                   |    |
| <b>Proposal(s)</b>   |                            |  |                                     |                                  |    |                   |    |
| Installation of new staircase in lightwell, replacement gates and railings on the Maple Street elevation and new hoist in lightwells, new gates to replace railings on the Fitzroy Street elevation. |                            |  |                                     |                                  |    |                   |    |
| <b>Recommendation(s):</b>  |                            | Grant Planning Permission  |                                     |                                  |    |                   |    |
| <b>Application Type:</b>   |                            | Full Planning Permission   |                                     |                                  |    |                   |    |
| <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 on the 08/02/2007 (Expiring on 01/03/2007). No neighbour representations have been received.   |                                     |                                  |    |                   |    |
| <b>CAAC/Local groups comments:</b>   |                            | <p>The <b>Bloomsbury CAAC</b> have raised no objections.</p> <p>The <b>Charlotte Street Association</b> have been consulted. No comments have been received.</p> |                                     |                                  |    |                   |    |

## Site Description

The application site relates to the Ramsay Hall student hall of residence, which is bordered by Maple Street, Whitfield Street, Grafton Way and Fitzroy Street. Specifically the development relates to the lightwell areas located on the Fitzroy Street, Maple Street in the southwest corner of the site.

The site is located within the Bloomsbury Conservation Area. The existing building is not listed and does not adjoin any listed buildings. The building is however, adjacent to the Grade II listed Indian YMCA in the north west corner of the site, at the corner of Fitzroy Square.

## Relevant History

### ***Ramsay Hall***

P9600977R1- The erection of 3 dual polar antennae together with ancillary equipment cabinets and ancillary fittings upon the roof – Approved (19/07/1996)

PSX0104602 - The installation of three additional telecommunication antennae on existing masts and a new equipment cabinet, on the building roof – Approved (12/08/2001)

2006/1142/P - Installation of new air handling equipment on the roof – Approved (20/06/2006)

2006/3310/P - Installation of new staircase in lightwell, replacement gates and railings on the Maple Street elevation and new hoist in lightwells, new gates to replace railings on the Fitzroy Street elevation – Approved (13/09/2006)

### ***1-2 Hertford Place***

2005/5457/P - The erection of an eight storey building to provide 98 bedrooms for student accommodation and associated landscaping and car parking area within existing internal courtyard area following demolition of the existing 2 storey office building – Approved (15/05/2006)

## 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.

### **Camden Replacement Unitary Development Plan 2006**

S1/S3 – Strategic sustainable development;

SD1 – Quality of life;

B1 – General Design Principles;

B3 – Alterations and extensions;

B7 – Conservation areas

### **Supplementary Planning Guidance**

Bloomsbury Conservation Area Statement

## Assessment

### Proposals

Planning permission is sought the following alterations: -

#### Maple Street

- Removal of existing staircase and replacement with new staircase from ground to basement level within lightwell.
- Proposed new gate to match existing railings

#### Fitzroy Street (lightwell)

- Proposed new double gates in place of existing railings
- Proposed new hoist behind new gates providing access from ground to basement level

### Material Planning Considerations

#### *Maple Street*

The new staircase would be positioned on the south west side of the ground floor landing area, and would provide access to the lightwell. The staircase has been designed with ballustrading on either side and would have a painted metal finish with stainless steel infill panels. A new gate is proposed at the top of the staircase matching the existing railings. On the north-west side of the landing area, which houses the existing staircase the gate is proposed to be changed to matching railings. The staircase and the associated works (railings/gate) are considered acceptable in terms of their design and appearance and would be in context with the character and appearance of the Conservation Area, and the building itself.

#### *Fitzroy Street*

The proposed electronic hoist is required for deliveries to the basement kitchen, as currently deliveries are carried manually down the existing flight of stairs. The hoist would not protrude above ground level, and would be largely screened from street level by a combination of the landing bay, the railings and the staircase located slightly south of the proposed area. The existing railings are proposed to be changed to a double gate to provide access to the hoist. Again, the material/finish would match those of the existing railings and as such is considered acceptable.

#### *Conclusion*

Given all of the aforementioned, the various alterations are considered acceptable in the context of the Ramsay Hall building and the character and appearance of the Conservation Area. The application is accordingly recommended for approval.

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