

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/10/2006	
				<b>Consultation Expiry Date:</b>		14/09/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Jenny Fisher				2006/2397/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 21 Russell Court 3-16 Woburn Place London WC1H 0LL							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Installation of a handrail to front entrance 'A' to aid access to the building.							
<b>Recommendation(s):</b>		Grant planning permission with conditions					
<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
<b>Summary of consultation responses:</b>		Site notice displayed					
<b>CAAC/Local groups* comments:</b>		None required to be consulted					

### Site Description

Russell Court is a substantial residential building to the south side of Woburn Place, opposite a large hotel and close to Russell Square. The site is not listed or within a conservation area. The building comprises 500 flats (studio and 1 bedroom) on 9 floors.

### Relevant History

None

### 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.

Replacement UDP S1; S2; SD1C; H7; B1

### Assessment

Russell Court is home to a number of very frail elderly, and some disabled, people. The rail proposed would aid access into and out of the building.

Proposed is the installation of a handrail to one of three entrances to the building, all of which have steps leading up to the front door.

A handrail would be fixed to the centre of the steps. Vertical supports would be bolted into the stone steps with horizontal bars between. They would be galvanized metal. The applicant explains that the reason for bolting the upright supports to the steps, rather than applying a more permanent method of fixing, is to allow removal should a large item need to be taken into the building.

The steps are wide enough to allow access either side of the rail proposed.

The Council will grant planning permission for proposals designed to improve existing properties to make them suitable for people with disabilities. The proposal would therefore comply with Replacement UDP policy H7. The installation of a ramp or a lift have been considered by the applicant; however, because of the building's construction, with open areas either side of the steps, either would be difficult to install and very costly.

Metal rails affixed to stone walls enclose open areas in front of the building. It is considered that a metal rail in the centre of the wide flight of steps to the entrance would not look out of place. The proposal would comply with Replacement UDP policy B1. The rail would not harm the appearance of the building, would make the building safer and accessible to all and would be adaptable (easily removed given a change in circumstance).

Recommend approval with condition – colour should match that of the railings around open areas to the front of the building.

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