

Delegated Report		Analysis sheet		Expiry Date:		25/09/2006	
		N/A / attached		Consultation Expiry Date:		01/09/2006	
Officer				Application Number(s)			
Marilet Swanepoel				2006/3565/P			
Application Address				Drawing Numbers			
50-51 Russell Square London WC1B 4JP							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Erection of a new access ramp with handrails and replacement stairs for disabled access to the front elevation of existing office (Class B1) building.							
Recommendation(s):		Grant 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
Summary of consultation responses:		Site Notice displayed: 11/08/2006 – 01/09/2006 No comments received.					
CAAC/Local groups* comments: *Please Specify		<u>Bloomsbury CAAC</u> : no comments received yet.					

Site Description

The office building is located on the corner of Russell Square and Bedford Place. The building is not listed but all the surrounding buildings are Grade II listed. The site lies with Bloomsbury CA.

Relevant History

2003/1273/P: Grant PP for replacement of steel doors with new steel roller shutter.

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 2006

S1 & S2 Sustainable development

SD1C Access for all

B1 General design principles

B3 Alterations and extensions

B6 LB

B7 CA

SPG 2002

Camden Planning Guidance (Consultation Draft) 2006

Assessment

Planning permission is sought for alterations to the existing entrance on the Russell Square frontage to provide disabled access. The alterations involve installation of a new concrete ramp and erection of stainless steel handrails along the front façade of the building. The existing landing (clad in dark grey quarry slates) will be extended with new steps (to match existing) to the side of the landing. The existing doors would not be changed.

The new ramp, handrails and altered landing and steps are considered to be in keeping with the appearance of the building and the character and appearance of the CA. The new ramp and handrails would not obscure any important features of the parent building. The disabled access arrangement to be accommodated behind the existing bollards is not considered to detract from the setting of the adjoining listed buildings.

The ramp will be 1200mm wide with a length of 8200mm and the slope would be 1:20. The proposed handrails to not extend 300mm past the top and bottom of the ramp, however, the minor changes required in order to comply with Approved Document M would not be subject to planning permission.

The proposed disabled access arrangements are considered to be sympathetic to the appearance of the building, the setting of adjoining LBs and the character and appearance of the CA. Accordingly, it is recommended for approval.

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