

Delegated Report		Analysis sheet		Expiry Date:		13/09/2006	
		N/A / attached		Consultation Expiry Date:		23/08/2006	
Officer				Application Number(s)			
Stuart Minty				2006/3310/P			
Application Address				Drawing Numbers			
Ramsay Hall 20 Maple Street London W1T 5HB				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Replacement of existing crittal windows including the installation of new louvres, replacement of one window to a door on the Fitzroy Street elevation within basement lightwells fronting Maple Street, Fitzroy Street and in the courtyard area of halls of residence building.							
Recommendation(s):		Grant Planning Permission Subject to Conditions					
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:		A site notice was displayed on the 02/08/2006. No neighbour representations have been received.					
CAAC/Local groups* comments: *Please Specify		The Bloomsbury CAAC and the Charlotte Street Association have been consulted. No comments have been received.					

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 lighwell areas located on the Fitzroy Street, Maple Street, and the courtyard elevation all 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)

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

Planning permission is sought the following: -

Maple Street (Lightwell)

- All windows replaced with 'like for like' crittal style windows
- Installation of new louvre to top half of single window

Fitzroy Street (Lightwell)

- All windows replaced with 'like for like' crittal style windows
- Installation of new louvres to part of 6.no replacement windows.
- Replacement of 1.No window to a solid panelled door

Courtyard Elevation

- All windows replaced with crittal style windows, with relocation of entrance doors.
- New louvre to be located independently
- Removal of louvre from kitchen window and replacement with new crittal style window.

Material Planning Considerations

The proposed new windows would be of Crittal 'Corporate' style, replacing that of the 'Universal' range. The existing range has been discontinued and the applicant has stated that the existing sections cannot accommodate the toughened glazed units required by current regulations.

The replacement windows are considered acceptable in design and appearance, both in the context of the building and the wider conservation area. The installation of various louvres as part of the windows and replacement of a window with a door on the Fitzroy Street elevation are considered acceptable in design, whilst the location of the development in the lightwell elevations would mean that the various alterations would only partially visible from street level and the wider area, given their location.

The alterations to the courtyard elevation would not be visible from any vantage point from street level, and their design and appearance as per the alterations to the lighwell elevations are considered acceptable.

Given all of the aforementioned, the various alterations are considered acceptable and the application is accordingly recommended for **Approval**.

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