

Delegated Report		Analysis sheet		Expiry Date:		11/04/2014	
		N/A		Consultation Expiry Date:		20/03/2014	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2014/1178/P			
Application Address				Drawing Numbers			
Russell Square House 10-12 Russell Square London WC1B 5EH				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Infill extension at rear lower ground floor, with associated landscaping to create additional office space.							
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	90	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		PN advertised 27/2/14-20/3/14 SN displayed 21/2/14-14/3/14 <u>1 comment was received from an occupier of the site:</u> no objection to proposal as the works are considered to be part of the overall improvement plans for this office building.					
CAAC comments:		<u>Bloomsbury CAAC:</u> no comment.					
Site Description							
The site is a multi-storey traditional building on the corner of Russell Square (NE corner) and Woburn Place. The building is not listed and lies within the Bloomsbury Conservation Area. The building has some commercial uses at ground floor and the remaining floor area is used as office space. The building is crescent shaped with a large lower ground floor open courtyard, enclosed by the building on 3 sides and open to the rear elevation of the building – adjoining a boundary with the residential building at the rear (Bloomsbury Mansions and 55 Bedford Way).							

Relevant History

2013/8137/P pp was granted on 14/05/2014 for the change of use from post office (Class A1), financial and professional services (Class A2) and office (class B1) to financial and professional services (Class A2) and cafe shop (Class A1) at ground floor; with associated alterations to entrances, windows and location of ATM and infill of lightwell to accommodate outdoor seating.

2004/5215/P pp REFUSED on 26/01/2005 for the replacement of the existing timber double entrance doors and architrave with sliding stainless steel entrance doors and a stainless steel architrave.

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage

DP13 Employment sites and premises
DP20 Movement of goods and materials
DP21 Development connecting to the highway network
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Assessment

Revisions:

The proposal has been amended to improve the protection of amenity to residents at the rear of the site by increasing the depth of the landscaping at the rear of the site and raising the boundary wall to 1.8m.

Proposal:

The works are to infill part of the rear internal courtyard of this office building with additional 129sqm of office space at lower ground level. The roof of the extension, i.e. at ground floor will serve as terraces to be accessed from the ground floor offices into a shared open space with associated landscaping.

The main considerations with this application are design/conservation, amenity, employment and transport.

Land use - employment:

The proposal is for the addition of 129sqm of office space. Policy DP1 would only apply for an extension of 200sqm and above and the proposal complies with policy DP13 which encourages the retention of existing building uses.

Design/conservation:

The building is not listed and the proposed works would not have an impact on the CA as the extension is at lower ground floor and proposed internally and therefore not visible from the public realm. The proposal therefore complies with policy DP25.

Amenity:

The site abuts the rear of a large residential block and views between the two building's windows are established. The proposal would result in a higher (ground floor level) platform that is closer as a

whole to the boundary with the residential site. Therefore, the proposal has been amended by design to restrict public access no further than the existing ground floor openings, which is some 3.5m away from the boundary and restrict any new views by raising the boundary between two sites to 1.8m high, including landscaping to provide as a buffer. In order to ensure this is element of privacy in maintained and retained in the long term it is recommended to add a condition to secure this. Accordingly, the proposal is considered to maintain the existing relationship between the 2 buildings in terms of protection of privacy and no concerns are raised with regards to overlooking. The proposal therefore complies with policy DP26.

With regards to the loss of on-site open space to the offices; this is considered acceptable given the retention of some open space, the mostly shaded conditions of the rear courtyard and the proximity of the offices to the open space on Russell Square. Therefore it is considered that the proposal complies with policy DP26.

Transport:

The site is located in Central London on the corner of a busy transport route and Russell Square. The Transport Team has been consulted on this proposal and considered that due to the nature of the site and the extent of the works a condition for the details of a Construction Method Statement (CMS) is recommended. This should ensure that the applicant provides all the necessary details for the construction period prior to any works commencing on site, to ensure the amenity of the local are in accordance with policies DP20 and DP21 is protected.

Recommendation:

Grant conditional planning permission.

CIL:

The proposal includes an additional 129sqm of office space and therefore the CIL is applicable.