

Delegated Report		Analysis sheet		Expiry Date:	16/05/2014
		N/A		Consultation Expiry Date:	N/A
Officer			Application Number(s)		
Alan Wito			2014/2077/P		
Application Address			Drawing Numbers		
London House Mecklenburgh Square London WC1N 2AB			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Details of facing brickwork (condition 4) of planning permission granted on 12/02/2013 (ref: 2012/3962/P for the erection of a 4th floor mansard roof extension and alterations to existing 3rd floor on north side (facing Mecklenburgh Square) to provide 16 additional student bedrooms, installation of new roof plant at northeast corner of block, installation of new door on internal courtyard elevation and widening of kitchen service entrance on Doughty Street elevation.)					
Recommendation(s):		Approve			
Application Type:		Approval of Details			

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
			No. electronic	00		
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The site is a large block bounded by the south side of Mecklenburgh Square Gardens to the north, Guilford Street to the south, Mecklenburgh Place to the west, and Doughty Street to the east. The site is entirely occupied by London House used by Goodenough College as a hall of residence for international postgraduate students, in conjunction with William Goodenough House to the north side of Meck Square. Its original use was to provide student accommodation to overseas students from the Dominion and Colonies of the British Empire.

It has a main entrance off Mecklenburgh Square and an internal quadrangle courtyard. The buildings are designed in neo-Georgian style with mansards and built in phases from 1930's to 1960's, ranging from 4-6 storeys plus basement facing Mecklenburgh Square to 4-5 storeys plus basement facing Guilford Street. They all have brick facades with slate roofs.

The property is located in the Bloomsbury Conservation Area, and is listed Grade II.

Relevant History

Planning permission and listed building consent were granted on 12/2/13 for the Erection of a 4th floor mansard roof extension on north side (facing Mecklenburgh Square) to provide 16 additional student bedrooms, internal alterations to staff rooms to provide additional bedrooms at lower ground and ground floors, installation of new roof plant at northeast corner of block, installation of new door in courtyard elevation and widening of kitchen entrance on Doughty street elevation, and various other internal and external alterations (refs: 2012/3962/P and 2012/3998/L).

The above application were amended on 16/10/13 and included new external services, new external door to quadrangle and widening of kitchen entrance onto Doughty Street; Internal alterations including the replacement of service infrastructure, conversion of offices and other areas into 15 additional bedrooms, creation of 2 x kitchenettes and refurbishment of bedrooms corridors and stairwells (refs: 2013/4941/P and 2013/4889/L).

Conditions

Condition 10 (construction management plan) of 2012/3962/P was approved on 10/9/13 (ref: 2013/4241/P).

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

CPG 2013

Bloomsbury CAAMS 2011

Assessment

Condition 4 required:

“A sample panel of the facing brickwork, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.”

A sample panel of brickwork has been inspected on site and compared against the brickwork on the existing building. The sample was a good match to the existing brickwork and although slightly lighter it will weather down over time to harmonise with the rest of the building.

It is recommended that the application is approved.