

Delegated Report		Analysis sheet	Expiry Date:	29/09/2014
		N/A / attached	Consultation Expiry Date:	
Officer		Application Number(s)		
Peter Higginbottom		2014/5000/P		
Application Address		Drawing Numbers		
Suffolk House, 1-8 Whitfield Place & 114-116 Whitfield Street London W1T 5JU		(Prefix H13-079) (60) 050 C2, (60) 054 C2, (07) 003 C2, (07) 004 C2, (07) 005 C4, (07) 006 C4, (07) 001 C4, (07) 002 C3, (07) 007 C5, (60) 326 C2, (50) 130 C1, (08) 003 C2, (60) 059 C3, (08) 002 C2, (08) 001 C2, (50) 108 C2, (50) 110 C4, (50) 105 C5, (60) 325 C4, (60) 360 C2, (60) 331 C3, (60) 340 C4, (60) 341 C3, (60) 320 C3, (60) 327 C3, (60) 350 C2, (60) 351 C2, (60) 321 C2, (50) 123 C2, (60) 020 C2, (60) 001 C2, (60) 004 C2, (60) 000 C2, (60) 003 C2, (60) 002 C2, (50) 106 C2, (60) 010 C2, (50) 140 C1, (50) 141 C2, Cover Letter		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Submission of details as required by condition 2 (detailed drawings & samples of materials) of planning permission dated 23/12/2010 (ref 2010/5185/P) for the change of use from office (Class B1) to 13 residential units (Class C3) involving partial demolition, refurbishment and construction of a new fourth floor extension (revision to planning consent 2009/2966/P granted on 16/10/2009).				
Recommendation(s):	Granted			
Application Type:	Approval of Details			

Conditions or Reasons for Refusal:	Refer to 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: <small>*Please Specify</small>	N/A					

Site Description

The 0.04 hectare rectangular shaped site directly fronts Whitfield Place to the north and Whitfield Street to the east, with the southern and eastern boundaries backing onto the rear elevations of properties that face Grafton Way and Tottenham Court Road respectively.

The entire site is located within the Fitzroy Square Island of the Bloomsbury Conservation Area and recognised as a positive contributor.

Relevant History

2010/5185/P - Change of use from office (Class B1) to 13 residential units (Class C3) involving partial demolition, refurbishment and construction of a new fourth floor extension (revision to planning consent 2009/2966/P granted on 16/10/2009) **GRANTED** 23/10/2010

2013/1981/P: Non-material amendments to planning permission (ref: 2010/5185/P) granted on 23 December 2010 for Change of use from office (Class B1) to 13 residential units (Class C3); namely to include re-arrangement of basement level layout, revised ground floor entrances, blocking up a window on Whitfield St, re-instatement of 3 windows on Whitfield St, removal of inset porches at rear 2nd and 3rd floor levels and revised flat layout. **GRANTED** 10/05/2013.

2014/1311/P - Amendment to planning permission ref 2010/5185/P (dated 23/12/2010) for the change of use from office (Class B1) to 13 residential units (Class C3), namely for removal of external walkways on north east elevation and internal reconfiguration of flats at ground, first, second and fourth floor levels. **GRANTED** 03/04/2014.

Relevant policies

LDF Core Strategy and Development Policies

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

CPG 1 Design 2013

Assessment

Condition 2 of permission 2010/5185/P states:

“No development shall take place until detailed drawings at an appropriate scale [including sections, all elevations and plans where appropriate] and samples of materials, as appropriate, have been submitted to and approved in writing by the local planning authority; and the approved details/materials shall thereafter be implemented and retained. Such details shall include: All external facing materials with respect to the following elements: windows, window openings [including surrounds and cills], glazing, balconies/terraces, balustrading, doors, facing materials (inc stonework), render, louvres, roof materials and green/brown roof elements. A sample materials board of these details shall be displayed and maintained on site throughout the construction period.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies”

The applicant has submitted details of the following proposed materials to be installed in the development:

- Facing brickwork of reclaimed London stocks to match existing,
- white render,
- Anthra Zinc Cladding,
- traditional double glazed vertical sliding tilt and turn sash windows in painted gloss white (RAL 9010),
- double glazed fixed, top hung, full height sliding/folding aluminium units with polyester powder coated in mid grey colour (RAL7031)
- Aluminium framed solid and glazed doors in powder coated mid grey colour (RAL7031)
- Steel bars and steel flats Juliet balconies and screens in metal work powder coated mid grey colour (RAL7031);
- Metal work louvres, powder coated mid grey colour (RAL7031)

Material samples have been inspected on site and are considered to be acceptable.

Recommendation: **Approval of details**