

Delegated Report		Analysis sheet	Expiry Date:	14/10/2014
		N/A / attached	Consultation Expiry Date:	15/10/2014
Officer			Application Number(s)	
Jonathan McClue			2014/5356/P	
Application Address			Drawing Numbers	
1 Procter House 110 High Holborn London WC1V 6DW			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Variation of condition 2 (approved drawings) of planning permission 2013/5507/P dated 11/12/13 for installation of metal balustrade to 6th floor roof for provision of terrace and installation of new door and canopy to ground floor entrance on Proctor Street, namely to remove glass panels to the roof of the main undercroft and replace with aluminium panels and new lights.				
Recommendation(s):		Grant Permission		
Application Type:		Variation or Removal of Condition(s)		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	50	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	None received					
CAAC/Local groups* comments: *Please Specify	None consulted					

Site Description

The application site is a nine storey L-shaped building bridging across Procter street near the junction of Procter Street and High Holborn. Procter Street is a busy four lane road bordered on each side by large commercial buildings which are linked by the subject building creating an underpass.

The building is currently occupied by a gym a basement level, retail at ground floor level and offices on the upper floors. The application relates to the office use which is accessed from both High Holborn and Procter Street.

The building is not listed and is not in a conservation area, although it is adjacent to the Bloomsbury Conservation Area.

Relevant History

9400706 – Planning permission granted on 05/07/1995 for the demolition and redevelopment for the purposes of offices retail and residential (11 flats) and a basement sports centre including the narrowing of Procter Street

PSX0005274 – Planning permission granted on 25/03/2002 for Works of alteration, extension and change of use of 100-110 & 111 High Holborn and 1-10 Procter Street for retail (A1), restaurant (A3) and office use (B1) and residential (C3), including; the widening of the bridge block to the front and rear, the erection of an additional 8th floor on the bridge block for office use, the erection of an additional roof extension storey and an infill extension (6 storey rear extension) to 1-11 Procter Street, plus the change of use of part of the basement (car park) and part of the ground floor from office use to retail and restaurant floor space.

2013/5507/P – Planning permission granted on 17/12/2013 for Installation of metal balustrade to 6th floor roof for provision of terrace and installation of new door and canopy to ground floor entrance on Procter Street.

2013/5651/A – Advertising Consent was granted on 17/12/2013 for Installation of 2 x internally illuminated fascia signs at ground floor level on Procter Street and High Holborn elevations.

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011:

CPG1 Design
CPG6 Amenity

Bloomsbury conservation area appraisal and management strategy 2011

Assessment

Proposal

Planning permission is sought to vary condition 2 (development in accordance with the approved drawings) of 2013/5507/P which included a number of works including a 6th floor roof terrace; a plant screen; replacement entrance doors and a new entrance canopy. This permission seeks to vary condition 2 by adding three additional drawings (DEMO(03)011-MMA; A(35)021-NMA and A(03)011-MMA). The additional works include the replacement of the existing glass undercroft cladding (relating to the link bridge over Procter Street) with metal panels and additional lighting. The panels would be flush with the existing undercroft height and the lights would be ASD Lighting 'Guardian' LED fittings 52W.

Aluminium Panels

The existing cladding under the bridge area is dirty and in poor condition. The proposal would improve the appearance of the undercroft using materials to match other parts of the building. Due to the conditions of the existing area, which is underlit and dirty, it is considered that the proposed refurbishment would greatly improve its appearance and provide greater longevity in this extremely congested location. The proposal would be in keeping with the other improvements made to the building including the works to the columns, the new canopy and the works to the entrance.

Lighting

The new lighting would match that provided within the canopy under the host permission (ref: 2013/5507/P) and it would replace the now defunct lighting that is currently part of the glass panels. It is considered that it would improve the appearance of the building whilst enhancing lighting to the roadway below the bridge.

Conclusion

The proposal would be acceptable in terms of its design and the appearance of the building. Due to the nature of the proposal and its location, there would not be any undue harm caused to the residential amenity of any surrounding occupiers or to highway safety. It is noted that the other works as part of the original application have not been reassessed here as they have already been approved. The approved development and the original drawing numbers would be reissued as part of this permission.