

Delegated Report		Analysis sheet	Expiry Date:	19/11/2014
		N/A / attached	Consultation Expiry Date:	None – AOD application
Officer			Application Number(s)	
Jonathan McClue			2014/6050/P	
Application Address			Drawing Numbers	
Sue Ryder Care 114 Southampton Row London WC1B 5AA			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Approval of details pursuant to condition 6 (sound insulation scheme) and condition 15 (bird brick specifications) of planning permission ref 2014/2199/P dated 30/06/14 for conversion and extension.				
Recommendation(s):	Approve the Details			
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:	None					
CAAC/Local groups* comments: *Please Specify	None					

Site Description

This application relates to a 5 storey (with basement) mid-terrace building which lies within a parade of commercial blocks on the northern side of Southampton Row. The existing restaurant (Pizza Express) on the basement and part of the ground floor do not form part of the proposal.

The host building is located within the Bloomsbury Conservation Area and it is not recognised as making a positive contribution to this area. In addition, the site lies within London's Central Activity Zone (CAZ) and the Holborn Growth Area. It is located approximately 400m from Russell Square and Holborn underground stations and the nearest bus stops are 70m and 110m away.

Relevant History

The proposal here is to discharge outstanding conditions relating to a recently approved application.

2014/2199/P: Erection of fifth floor extension, ground floor infill extension and rear extension, courtyard stairwell up to first floor and plant enclosure to the rear at second floor level in association with a conversion of basement car park to a wellness facility (sui generis), conversion of vehicle access to retail/financial unit (Class A1/A2) at ground floor, change of use from office (Class B1a) into events space with catering facilities (sui generis) at first floor, retention and refurbishment of offices (Class B1a) at second and third floor, and 4 new residential units (Class C3) at fourth and fifth floors.

Granted Subject to a Section 106 Legal Agreement on 30/06/2014.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

CS7 (Promoting Camden's centres and shops)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

Development Policies:

DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and Vibration)

Bloomsbury Conservation Area Statement (2011)

Camden Planning Guidance (CPG) 2011/2013:

CPG 1 (Design)

CPG 3 (Sustainability)

CPG 6 (Amenity)

Assessment

Proposal

The Approval of Details (AOD) is sought for conditions 6 (sound insulation scheme) and 15 (bird brick specifications) of 2014/2199/P. The conditions state:

6: Before the use of the proposed Events Space commences, a sound insulation scheme shall be provided in accordance with a scheme to be first approved by the local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

15: Details of bird bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The details shall include the exact location, specification and design. The bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure the development contributes towards creation of habitats and valuable areas for biodiversity in accordance with policy CS15 of the London Borough of Camden Local Development Framework Development Policies.

Condition 6

In relation to condition 6, the applicant has submitted an acoustic report detailing a sound insulation scheme in respect of the party walls adjoining residences to the north and south; the ground floor restaurant; the façade to Southampton Row and the rear courtyard. The report has been assessed by the Council's Noise Officer who considers that the details are sufficient to discharge the condition. Therefore, it is recommended that the condition be discharged.

Condition 15

A proposed rear elevation has been submitted revealing the proposed bird brick locations (drawing no. 1-170) along with a brochure from Bird Brick Houses (ref: SKE-100-125) which provides specifications of the habitat construction for hole-nesting birds and bats. The nesting bricks would be located adjacent to first and second floor windows within a new infill section of brick. The proposal would be sympathetic to the building and conservation area while providing an effective nesting site for birds and bats. It is considered that the details are sufficient and approval is recommended.

Recommendation

Approve the details.