

Delegated Report		Analysis sheet		Expiry Date:		06/01/2015	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Hugh Miller				2014/7501/P			
Application Address				Drawing Numbers			
				See draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Non-material amendment to planning permission dated (08/04/14 ref. 2013/8176/P) for increase to South - West core lift overrun at roof level by 1.69m to allow for disabled access at roof level.							
Recommendation(s):		Grant planning permission					
Application Type:		Non Material Amendments					
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 application site comprises a ten-storey building (basement, ground and first to eighth floor levels) in office use which fronts onto Theobald's Road (to the south). The building is known as Lacon House and is also situated adjacent to Lamb's Conduit Street (to the east), Harpur Street (to the west) and Harpur Mews and Dombey Street (to the north). This application relates to the ground and roof level on the south-west corner of the building, fronting Harpur Street and Theobalds's Road.

Whereas the site is not located in a conservation area, Bloomsbury Conservation Area abuts the site to the north and is in close to the east and south of the site.

Relevant History

September 2009 – PP Granted - Installation of four air-conditioning units at roof level on the south-west corner elevation of office building (Class B1); ref. 12009/2146/P

September 2009 – PP Granted - Retention of 2 acoustic enclosures around rooftop plant and 2 acoustic panel screens to the east and west sides of the plant on the roof and associated works; ref. 2009/2220/P.

December 2013 PP Granted - Change of use of part of the ground floor (south corner) from office (B1) to either retail (A1 or A3 use) and installation of new entrance; including alterations to the main front elevation and access ramps at ground floor level; and formation of roof terrace on the main roof plus extension enclosure to staircase / Lift core roof access; ref. 2013/8176/P

Relevant policies

The proposed amendments are assessed on their materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

Assessment

Background

As noted in the history section above the DCC granted permission for multiple internal and external works as follows:

- a] the change of use of part of the ground floor (south corner) from office (B1) to either retail (A1 or A3 use)
- b] the installation of new entrance; including alterations to the main front elevation and access ramps at ground floor level;
- c] the formation of roof terrace on the main roof plus extension enclosure to staircase / Lift core roof access.

Proposal

- ✓ Non-material amendment to planning permission dated (08/04/14 ref. 2013/8176/P) for increase to South - West core lift overrun at roof level by 1.69m to allow for disabled access at roof level.

Appraisal

The extant approved scheme in particular point (c) above includes the provision of access facilities (extension to stair / lift core) to be used in conjunction with the proposed roof terrace facilities; setting within the semi-enclosed plant machinery and louvre infrastructure on the roof of the host building. The proposal would facilitate improved access for the disabled occupiers of the host building. It is proposed to increase the height of the south-west core lift overrun by 1.69m. The height increase would largely be concealed from view on the eastern and western elevations by the existing access cores; and are completely concealed from the north elevation by existing plant and is considered satisfactory.

The proposed alterations are all considered not to cause material harm to the appearance of the host building and on this basis; the changes can be considered non-material amendments.

Amenity

The proposed landscape works would not compromised residential occupiers' privacy or cause overlooking from the host building and would not have negative impact on occupiers' amenity.

Recommendation: Approve non material amendments