

Delegated Report		Analysis sheet		Expiry Date:		13/01/2015	
		N/A		Consultation Expiry Date:		25/12/2014	
Officer				Application Number(s)			
Alex McDougall				2014/7197/P			
Application Address				Drawing Numbers			
Senate House - North Block Malet Street London WC1E 7HU				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation of condition 3 (approved plans) of planning permission 2013/4415/P dated 30/06/2014 (for erection of infill extension) namely to allow a rainwater harvesting tank to be installed under the infill extension.							
Recommendation(s):		Grant Variation of Condition subject to legal agreement					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site Notice: 03/12/14 – 24/12/14. Press Notice: 04/12/14 – 25/12/14. No responses received.					
Bloomsbury CAAC comments:		No responses received.					
Site Description							
Senate House is Grade II * listed designed by Charles Holden in 1932-38. The building is a monumental Portland stone faced structure which rises at its centre to an 18 storey tower. The building is a local landmark for the University of London and dominates Malet Street. The application relates to the North Block of Senate House on the eastern side of Malet Street and opposite Birkbeck College. The site is located in the Bloomsbury Conservation Area within Central London Area.							

Relevant History

Senate House - North Block (application site)

2013/4415/P - External alterations to inner courtyard including erection of infill extension/atrium at basement & ground floor levels, new ramps and alterations to Torrington Square entrance, creation of external fire escape in west lightwell, alterations to east and west elevations, and installation of plant on main roof. Granted Subject to a Section 106 Legal Agreement 30/06/2014.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS9 Achieving a successful Central London

CS10 Supporting community facilities and services

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS19 Delivering and monitoring the Core Strategy

Camden Development Policies 2010

DP15 Community and leisure uses

DP22 Promoting sustainable design and construction

DP23 Water

DP25 Conserving Camden's heritage

DP27 Basements and lightwells

Camden Planning Guidance (updated 2013)

CPG3 Sustainability

CPG4 Basements and Lightwells

CPG8 Planning Obligations

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Assessment

1. Detailed Description of Proposed Development

1.1. Condition 3 of planning permission, ref: 2013/4415/P, reads as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix:SOAS-A-) PLN-SIT-XX-101 P2 (Site Location Plan); PLN-SIT-XX-102 P2 (Site Plan); PLN-SIT-XX-103 P2; PLN-GEN-B1-201 P2; PLN-GEN-00-202 P2; PLN-GEN-01-203 P2; PLN-GEN-02-204; PLN-GEN-03-205 P2; PLN-GEN-RF-206 P2; PLN-GEN-00-232 P4; PLN-GEN-01-233 P5; PLN-GEN-02-234 P5; PLN-GEN-03-235 P5; ELE-GEN-XX-301 P2; ELE-GEN-XX-302 P2; ELE-GEN-XX-303 P2; ELE-GEN-XX-304 P2; ELE-GEN-XX-305 P2; ELE-GEN-XX-306 P2; ELE-GEN-XX-321 P3; ELE-GEN-XX-325 P2; SEC-GEN-XX-372 P3; SEC-GEN-XX-390 P3; SEC-GEN-XX-391 P3; SEC-GEN-XX-395 P1; XXX-GEN-XX-502 P2; XXX-GEN-01-503 P2; and XXX-GEN-XX-651 P2.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 1.2. The Applicant seeks to vary the condition to include revised drawings and a drawing erroneously omitted from the original decision.
- 1.3. The omitted drawings number is as follows: SOAS-A-PLN-GEN-B1-231 Rev: P2. It is confirmed that this plan was submitted with the previous application and should have been included with that consent.
- 1.4. The revised drawings set out excavation to include a rainwater tank below the approved extension. The new drawing numbers are as follows: 28731 – SOAS-S-DET-SKE-XX-005-C1; 28731 – SOAS-S-DET-SKE-XX-006-C1; 28731 – SOAS-S-DET-SKE-XX 500-C1; 28731-SOAS-A-PLN-GEN-B1-221-C1; and 28731-SOAS-A-SEC-GEN-XX-372-C2.
- 1.5. Variations such as that proposed are considered to be acceptable subject to a detailed assessment of the likely impact of the proposed excavation.
- 1.6. As the original permission was granted subject to a legal agreement a deed of variation is required. The applicant has agreed to the terms of the deed of variation.

2. Assessment

- 2.1. The proposed excavation and rainwater tank are considered to be an acceptable minor material amendment for the following reasons:
 - a) The proposed tank would not be visible.
 - b) The amount of additional excavation is low relative to the overall scale of the proposal.
 - c) The location of additional excavation is central to the courtyard and as such is well removed from the walls of the listed building.
 - d) The applicant has submitted a letter from a qualified structural engineer which concludes that they are, "*satisfied that the proposals should not, when properly executed, cause structural distress to the existing building*".
 - e) The rainwater tank will increase the sustainability of the building.

For the reasons listed above the proposed development is considered to be consistent with policies CS5, CS13, CS14, DP22, DP25 and DP27 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance.

3. Recommendation

- 3.1. Grant variation of Condition 3 subject to a deed of variation.