

PLANNING STATEMENT

to accompany Planning Application

Rear french door, roof terraces & solar panel at 30 Museum Street, London, WC1A 1LH
for Mr & Mrs P Athill and B Arbuthnot

27 May 2016

INTRODUCTION

The LPA refused Planning Permission to convert the upper parts of 30 Museum Street into residential use 15 March ref. 2015/5856/P but granted Listed Building Consent 15 March ref. 2015/5855/L and granted a Certificate of Lawfulness 9 May ref. 2016/2466/P so this application seeks planning permission for those items of the refused planning application not otherwise approved by the Listed Building Consent and Certificate of Lawfulness.

STATEMENT OF COMMUNITY INVOLVEMENT

The Bloomsbury Conservation Area Advisory Committee has not objected to these proposals hitherto.

APPLICANT

Unchanged from previous application.

AGENT, PHYSICAL CONTEXT, SOCIAL CONTEXT, ECONOMIC CONTEXT, POLICY CONTEXT, OTHER CONSTRAINTS

Unchanged from previous application except that the LPA has now approved residential use.

USE, AMOUNT, LAYOUT, SCALE, LANDSCAPING

Unchanged from existing.

APPEARANCE

Unchanged from existing because the alterations are not apparent to the street.

ACCESS

Unchanged from existing.

CONCLUSION

The local planning authority acknowledges in the previous applications that these alterations are acceptable so the LPA is invited to approve this application subject to the minimum of clear and simple conditions according to The Use of Conditions in Planning Permissions Circular 11/95, DoE 1995.

PLANNING STATEMENT

for Mr & Mrs P Athill and B Arbuthnot

APPENDIX A – LOCAL VALIDATION CRITERIA

AIR QUALITY ASSESSMENT

Unchanged from previous application except that the LPA now permits residential use.

AFFORDABLE HOUSING STATEMENT

Unchanged from previous application except that the LPA now permits residential use.

ARCHAEOLOGICAL ASSESSMENT

Unchanged from previous application except that the LPA now permits residential use.

BASEMENTS

Unchanged from previous application except that the LPA now permits residential use.

BIODIVERSITY SURVEY AND REPORT

Unchanged from previous application except that the LPA now permits residential use.

LAND CONTAMINATION ASSESSMENT

Unchanged from previous application except that the LPA now permits residential use.

COMMUNITY INFRASTRUCTURE LEVY

Not liable.

CONSTRUCTION MANAGEMENT PLAN

Unchanged from previous application except that the LPA now permits residential use.

CRIME IMPACT ASSESSMENT

Unchanged from previous application except that the LPA now permits residential use.

DAYLIGHTING / SUNLIGHT ASSESSMENT

Unchanged from previous application except that the LPA now permits residential use.

DRAWINGS

Unchanged from previous application except that the LPA now permits residential use.

ECONOMIC STATEMENT

Unchanged from previous application except that the LPA now permits residential use.

ENVIRONMENTAL ASSESSMENT

Unchanged from previous application except that the LPA now permits residential use.

FLOOD RISK ASSESSMENT

Unchanged from previous application except that the LPA now permits residential use.

FOUL SEWAGE AND UTILITIES ASSESSMENT

Unchanged from previous application except that the LPA now permits residential use.

HERITAGE STATEMENT

The proposed work is permitted by Listed Building Consent 15 March ref. 2015/5855/L.

LANDSCAPING DETAILS

Unchanged from previous application except that the LPA now permits residential use.

LIFETIME HOMES AND WHEELCHAIR HOUSING STATEMENT

Unchanged from previous application except that the LPA now permits residential use.

LIGHTING ASSESSMENT

Unchanged from previous application except that the LPA now permits residential use.

PLANNING STATEMENT

for Mr & Mrs P Athill and B Arbuthnot

LONDON VIEW MANAGEMENT FRAMEWORK

Unchanged from previous application except that the LPA now permits residential use.

NOISE VIBRATION AND VENTILATION IMPACT ASSESSMENT

Unchanged from previous application except that the LPA now permits residential use.

PLANNING OBLIGATIONS

Not liable.

PLANNING STATEMENT

Unchanged from previous application except that the LPA now permits residential use.

PHOTOGRAPHS

Unchanged from previous application except that the LPA now permits residential use.

REGENERATION STATEMENT

Unchanged from previous application except that the LPA now permits residential use.

SCHEDULE OF WORKS

Unchanged from previous application except that the LPA now permits residential use.

SERVICING MANAGEMENT PLAN

Unchanged from previous application except that the LPA now permits residential use.

STATEMENT OF COMMUNITY INVOLVEMENT

Unchanged from previous application except that the LPA now permits residential use.

STATEMENT OF JUSTIFICATION

The proposed work is permitted by Listed Building Consent 15 March ref. 2015/5855/L.

STRUCTURAL REPORT

Unchanged from previous application except that the LPA now permits residential use.

STUDENT HOUSING STATEMENT

Unchanged from previous application except that the LPA now permits residential use.

SUSTAINABLE DESIGN AND CONSTRUCTION STATEMENT

Unchanged from previous application except that the LPA now permits residential use.

TELECOMMUNICATIONS DEVELOPMENT

Unchanged from previous application except that the LPA now permits residential use.

TRANSPORT ASSESSMENT INCLUDING TRAVEL PLAN

Unchanged from previous application except that the LPA now permits residential use.

TREE SURVEY/ARBORICULTURAL STATEMENT

Unchanged from previous application except that the LPA now permits residential use.

TOWN CENTRE USES EVIDENCE

Unchanged from previous application except that the LPA now permits residential use.

VENTILATION/EXTRACTION STATEMENT

Unchanged from previous application except that the LPA now permits residential use.

WASTE STORAGE AND COLLECTION

Unchanged from previous application except that the LPA now permits residential use.

END