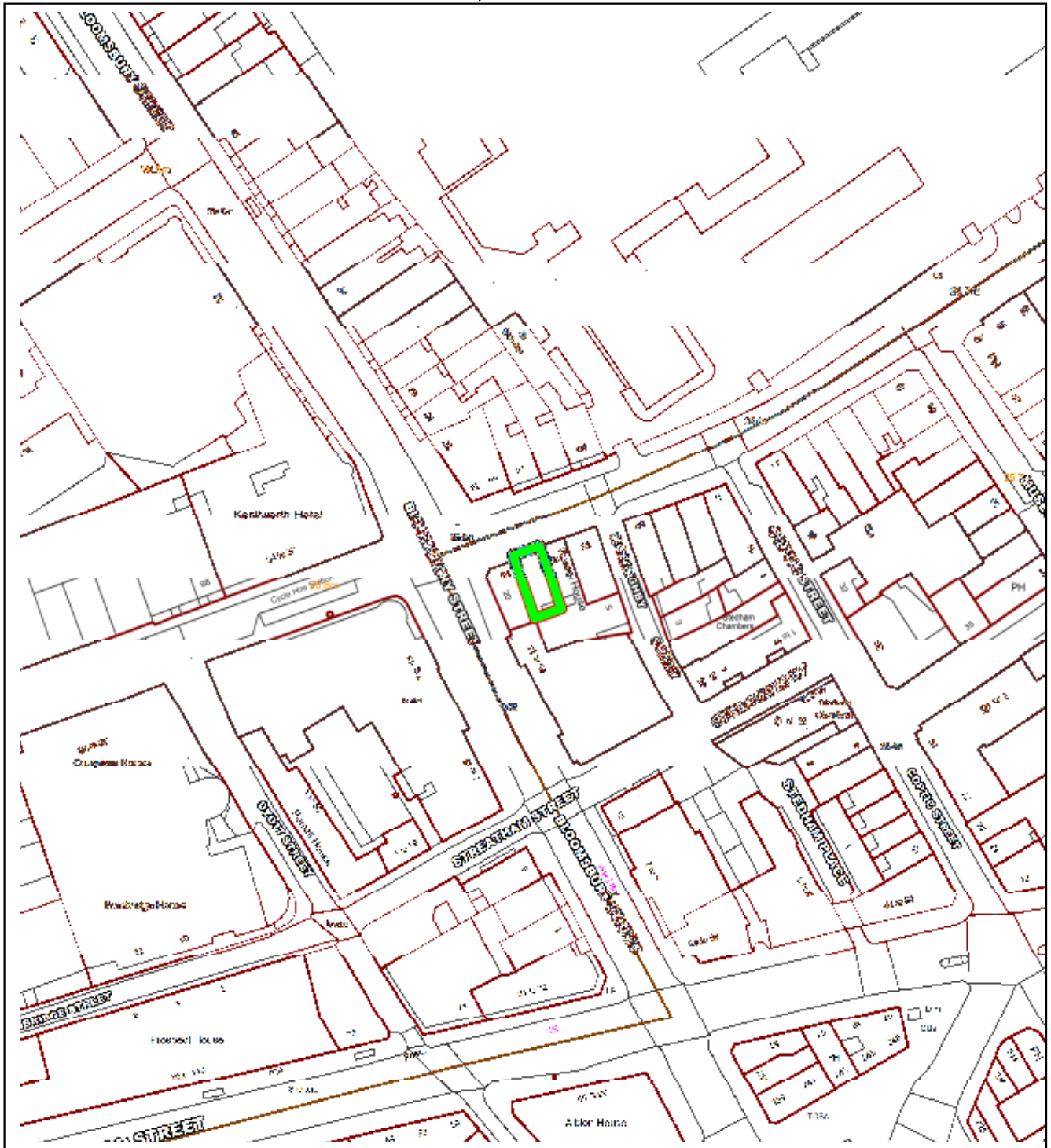


2016/2795/P - 36 and 37 Great Russell Street,  
London, WC1B 3PP



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Front elevation



View from rear of building



View from the rear of the property how the site is visually blocked by buildings on three sides



<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/07/2016</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		08/07/2016	
<b>Officer</b>				<b>Application Number(s)</b>			
Ian Gracie				2016/2795/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
36 and 37 Great Russell Street London WC1B 3PP				98-001 P01; 98-100 P01; 00-101; 00-102 P04; 00-110 P04.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Infill extension at basement and ground floor level to the rear (Use Class A1).							
<b>Recommendation(s):</b>		<b>Grant conditional planning permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>01</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press Notice: 17/06/2016 – 18/07/2016. Site Notice: 15/06/2016 – 06/07/2015  No objections were received from members of the public.					
<b>Bloomsbury CAAC:</b>		This is an application to destroy original front doors and original fabric of a positive (should be listed) building. It must be rejected and the applicant should be told not to waste the planning department's time in this manner. – <b>(Officer Comment: Please see sections 1.1-1.4 below for more information).</b>					

## Site Description

The site is located on the southern side of Great Russell Street, within the Bloomsbury Conservation Area and Fitzrovia Area Action Plan Area, and comprises a four storey building plus basement. The building is currently split across the two addresses at 36 and 37 Great Russell Street.

The Conservation Area statement, for this particular site, notes that nos.35-38 are of a similar scale and materials with classically influenced detailing. The consistency in height, mass, materials and detailed elevational treatment gives a very distinctive and consistent mid-19th century character to this part of Great Russell Street. The site is considered a positive contributor to the conservation area.

The ground and basement levels are in retail (A1) use whilst the first and second floors consist of B1 floorspace (which is currently partly occupied) and the third floor is residential.

The site is also situated within the Central Activities Zone and an Archaeological Priority Area.

## Relevant History

**N14/26/5/79590/NW** – The use, for a limited period, of the third floor of No. 36, Great Russell Street, Holborn, for office purposes. – **Granted – 09/11/1956.**

**TP/79590/NW** – The continued use for a limited period only of the third floor at No. 36 Great Russell Street, Holborn for office purposes. – **Granted – 02/01/1961.**

**TP79590/02/12/60** – The continued use for a limited period only of the third floor at No.36,Great Russell Street,Holborn for office purposes – **Granted – 02/01/1961.**

**N14/26/5/31223** – Continued use of the third floor as offices. – **Granted – 13/11/1980.**

**8500706** – Continued use of the third floor as offices. – **Granted – 03/07/1985.**

## Relevant policies

### **National Planning Policy Framework (2012)**

Paragraphs 14, 17, 56-66, 129, and 134.

### **London Plan (2016)**

Policy 7.4 – Local Character

Policy 7.6 – Architecture

Policy 7.8 – Heritage Assets and Archaeology

### **Local Development Framework**

#### **Core Strategy (November 2011)**

CS5 – Managing the impact of growth and development

CS7 – Promoting Camden's centres and shops

CS9 – Achieving a successful Central London

CS14 – Promoting high quality places and conserving our heritage

#### **Development Policies (November 2011)**

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP30 – Shopfronts

## **Supplementary Guidance**

CPG 1 – Design (2015)

CPG 5 – Town centres, Retail and Employment (2013) – Section 7

## **Fitzrovia Area Action Plan (March 2014)**

## **Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011)**

### **Assessment**

#### **1. Proposal**

- 1.1 When originally the submitted, the proposed development was different to that which is assessed here.
- 1.2 Previously, the application involved alterations to the shopfront. A feature which has been removed as part of this application following negotiation from officers and an objection from the Bloomsbury CAAC.
- 1.3 As a result, the application has been modified to comprise the following element:
  - Partial infilling of the void to the rear which creates an additional 10.4sqm of retail floorspace (5.2sqm each at basement and ground floor level).
- 1.4 This alteration, together with the slight increase in floorspace at ground floor level, is allowing the applicant to make more efficient use of the ground and basement level retail floorspace. The plans show that the two retail units at ground and basement level will be combined to make one single unit.

#### **2. Design and heritage**

- 2.1 Policy DP25 of the LDF requires all alterations and extensions within designated conservation areas to preserve and enhance the character and appearance of the area. This is supported by CPG1 (Design) which states that alterations should always take into account the character and design of the property and its surroundings.
- 2.2 As identified above, the only external alteration to the application site involves the partial infilling of the void to the rear in order to allow for more retail space at basement and ground floor level and to be able to rationalise the floorspace within the unit. This particular alteration will be largely unappreciable from public views due to the site being blocked from all views on three sides. It will however be appreciable from views from upper floor windows facing west on Willoughby Street which can be appreciated from the photos included as part of the Members Briefing report. It is not however considered that the proposed alteration, by virtue of the above, will have a significant impact on either the host building or the wider conservation area.
- 2.3 As such, it is considered that the proposed alteration complies with both the guidance as set out within CPG1 (Design) and policies DP24 and DP25 of Camden's Local Development Framework.

#### **3. Retail**

- 3.1 The proposed development seeks to slightly extend the existing retail uses (Class A1) at ground floor and basement level. This essentially results in an extension of 5.2sqm at basement and ground floor level where the void is proposed to be infilled. As the application

is proposing to extend the existing A1 retail uses on site, it is considered acceptable.

#### **4. Amenity**

- 4.1 Development Policy DP26 and guidance as set out within CPG1 (Design) notes that rear extensions should not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure.
- 4.2 As noted above, the proposal will not be appreciable from public views and it is not considered that it will impact on the amenities of any adjoining occupiers. It is therefore considered that the proposal complies with policy DP26.

#### **5. Recommendation**

- 5.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22<sup>nd</sup> August 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr Andrew Paps  
Papa Architects Ltd  
222 Archway Road  
London  
N6 5AX  
United Kingdom

Application Ref: **2016/2795/P**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

17 August 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**36 and 37 Great Russell Street  
London  
WC1B 3PP**

**DECISION**

Proposal:

Infill extension at basement and ground floor level to the rear (Use Class A1).

Drawing Nos: 98-001 P01; 98-100 P01; 00-101; 00-102 P04; 00-110 P04.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as

Executive Director Supporting Communities





possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 98-001 P01; 98-100 P01; 00-101; 00-102 P04; 00-110 P04.

Reason:

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

Informative(s):

- 1 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

**DECISION**