

Delegated Report	Application Address		Expiry Date:	22/12/2014	
	Jeremy Bentham 31 University Street London WC1E 6JL		Consultation Expiry Date:	20/11/2014	
Officer			Application Number(s)		
Olivier Nelson			2014/6276/P		
Proposal(s)					
External alterations to reduce height of chimney.					
Recommendation(s):		Grant planning permission			
Application Type:		Full Planning Permission			
Consultations					
Adjoining Occupiers:	No. notified	04	No. of responses	00	No. of objections
					00
Summary of consultation responses:	A site notice was placed on 31 st Oct for three weeks An advertisement was placed in the Camden New Journal on 30 th October. No responses				
CAAC/Local groups* comments: <small>*Please Specify</small>	Bloomsbury CAAC: No response to date.				
Site Description					
The site comprises the Jeremy Bentham Public House - a historic pub that occupies a corner site on the junction of University and Huntley Street. The site is within the Bloomsbury Conservation Area.					
Relevant History					
Adjoining site: (Former Odeon site and Rosenheim Building, Site bounded partly by Grafton Way, TCR, Huntley Street and University Street). 2013/8192/P Permission was granted on 22 nd Sept 2014 for <i>“Redevelopment of the former Odeon site and demolition of the Rosenheim Building to provide a Proton Beam Therapy (PBT) cancer treatment facility and day surgery facilities in 4 levels of basement; inpatient medical facilities and a ground floor retail unit (175 sq m approximate GIA) in a 7 storey development above ground (34,596.5 sq m GIA in total) including roof plant, a new pedestrian entrance on corner of Grafton Way and Huntley Street, a new service entrance on Huntley Street, a ground floor drop-off area off Grafton Way, and three roof gardens; and the relocation of the oxygen tanks to University Street frontage inside a new enclosure.”</i>					

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Assessment

The application arises from the imminent commencement of the re-development of the adjoining site.

The existing chimney rises c.4 storeys above the roof of the public house to terminate above the roof level of the Rosenheim building, which is about to be demolished. The approved drawings for the replacement adjoining building demonstrate that the structure would be no taller than the parapet of the pub. The chimney would therefore have no structure to allow it to remain standing.

The pub has a further prominent chimney on the street corner, designed as an integral feature to the building within the chamfered corner building line. The replacement of the tall chimney on the party wall with a more diminutive version, in brick with detailing to match the retained corner chimney, would not compromise the appearance of the existing building or the character and appearance of the conservation area.

The proposals would have no impact on local residential amenity.

Recommendation: grant planning permission.