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Application Ref: **2017/6581/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

19 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Land between 26 Gordon Square and 15 Gordon Street (including Bloomsbury Theatre)  
London  
WC1H**

Proposal:

Details of windows, louvres and facing materials required by condition 3(a-c) of planning permission reference 2015/3302/P dated 18/11/2015 (Erection of part 4, part 5 storey (with two storey basement) Student Centre to provide learning space and student support (D1) following demolition of theatre staircase and plant room).

Drawing Nos: Drawing schedule titled 'Appendix A: Summary of details submitted' received 14/12/2017.

Informative(s):

- 1 Reason for granting permission

The full impact of the extent of the proposed development has been previously assessed. The principle of the location and style of windows, grills, doors, gates and louvres as well as the type of facing materials were already assessed and



approved as part of the parent application. As such, the principle of these architectural details are not disputed. The requirements of this condition (parts a-c) therefore relate purely to the detailed design of those elements listed above as well as the confirmation of exact facing materials in order to ensure that they are fully appropriate for their setting.

The applicant has submitted a full schedule of fully worked up technical drawings for all elements listed above in order to confirm the acceptability of their final design. Samples at 1:1 scale have also been provided onsite. All submitted details and these samples have been reviewed by the Council's Planning and Design officers.

Overall, the submitted details of windows, grills, louvres, and external doors and gate are sufficiently detailed so as to assure that their construction would visually align with the scheme approved at committee. These elements are considered to have been appropriately detailed (i.e. windows including sufficient recess and cill detailing and louvres appearing sufficiently solid in oblique views as previously agreed). The samples/details provided for the facing materials (brickwork, curtain walling and precast concrete) are all considered to be of high quality in terms of their tone, texture and finish. These facing materials are considered to comfortably sit within their setting by virtue of their response to buildings in the local vicinity.

The proposed details and facing materials are considered appropriate for their setting, preserving the character and appearance of the conservation area and not impacting upon the setting of any nearby listed building. It is therefore considered that the submitted details are adequate to discharge condition 3.

The proposed details would not have a harmful impact on neighbouring amenity. The planning history of the site has been taken into account when coming to this decision. No comments / responses have been received in relation to the proposed development. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area as well as the setting of adjacent GII listed buildings (16-26 Gordon Sq), under s.66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

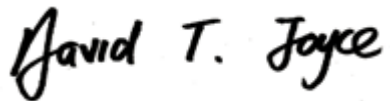
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning