

Museum House, 23-26 Museum Street



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Photos – 23-23 Museum Street



Photo 1: Erected mansard from Little Russell Street



Photo 2: Unauthorised plant equipment and approved roof extension from terrace below



Photo 3: Unauthorised plant and approved roof extension from nearest terrace



Photo 4: Unauthorised plant equipment and approved mansard from terrace across internal courtyard

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	31/10/2018
		N/A	Consultation Expiry Date:	
Officer			Application Number(s)	
David Fowler			2018/3801/P	
Application Address			Drawing Numbers	
Museum House 23-26 Museum Street London WC1A 1JT			See Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Variation of condition 2 (development in accordance with approved plans) granted under reference 2014/4117/P dated 11/03/2014 for 'Erection of a 5th floor roof extension for use as a self-contained flat (Class C3) with roof terrace and cycle storage at lower ground floor', namely for the erection of external duct work, air intake and fans and a new guard rail at rear roof level and a louvre screen to conceal the ductwork.				
Recommendation(s):		Grant conditional planning permission and warning of enforcement action		
Application Type:		Full planning permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>One objection was received from a neighbouring property (address unstated):</p> <ul style="list-style-type: none"> - Why does the very large silver pipe have to face our property and why can't it face museum street property or even upright to the sky? <p><i>Officer response: See sections on 'Amenity' and 'Conservation and design'.</i></p>					
Local groups comments:	<p>Objection from South Bloomsbury Tenants' and Residents' Association:</p> <ul style="list-style-type: none"> • I am pleased that the applicant has taken steps to reduce the scale of the equipment and ductwork however, I do not think that they have gone far enough. • The system should have been integrated into the new apartment on the roof instead of this being an addition to the building as fire safety within the extended common stair should have been considered at a much earlier stage. • I do not think that the local residents should suffer due to this error and I would encourage you to refuse the application and ensure that an area is carved out of the new apartment to make way for the ductwork and equipment. <p><i>Officers' response: See 'Conservation and design' and 'Amenity'</i></p>					

Site Description

The site consists of a basement with five storeys above, plus a mansard roof extension at fifth floor level, which was approved under the original application (see history). It lies on the western side of Museum Street at the junction with Little Russell Street. It is currently a mix of commercial and residential uses with office/storage space in the basement, retail use on the ground floor, part office and residential on the first floor, and office use on the second, third and fourth floors. Plant equipment has been erected on the mansard roof which was not approved as part of the original application – hence the current application.

The site itself is not listed but many buildings nearby are. Those to the north on both sides of Museum Street are listed as are the buildings opposite the site as far south as number 47. All are grade II. The site lies within the Bloomsbury Conservation Area, and is identified as making a positive contribution to the character and appearance of the conservation area.

There are a number of residential properties in the area, including to the rear of the building.

Relevant History

Original application

11th March 2014 – planning permission granted for ‘Erection of a mansard roof extension at fifth floor level for use as a 3 bedroom self-contained flat with roof terrace and cycle storage at lower ground floor’. 2014/4117/P

Other applications

November 2014: Planning permission (ref: 2013/7239/P) for “change of use of part of the first floor from offices (class B1) to one self-contained residential flat (class C3)” granted subject to a section 106 legal agreement.

March 2000: Planning permission (ref: PS9905164) for “change of use from C3 (residential) first floor self-contained flat, to B1 (office) refused. A subsequent appeal was dismissed in December 2000.

June 1979: Planning permission (ref: 28070) for “the continued use of part of the basement for office and storage purposes” refused. A subsequent appeal was dismissed in April 1980.

September 1976: Planning permission (ref: 22896) for “the conversion of suite 3 on the first floor into two self-contained flats” granted.

November 1975: Planning permission (ref: 21828) for “the change of use including works of conversion of a residential apartment to consulting room and bed-sitter for caretaker” refused. A subsequent appeal was dismissed.

November 1975: Planning permission (ref: CTP/P14/5/A/19975) for “The installation of a new front door and minor alterations to the existing archway” granted.

Relevant policies

NPPF

London Plan consolidated with alterations 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG Design

CPG Amenity

Assessment

1. Proposal

- 1.1. The application seeks to vary a condition 2 (drawing numbers) of application reference 2014/4117/P, to allow for the erection of external duct work, air intake and fans and a new guard rail at rear roof level. The scheme was revised during the course of the application to include a louvred screen, so the equipment would not be visible.
- 1.2. The application does not seek retrospective permission for the existing unauthorised plant work, but seeks permission for the plant work to be moved to a lower, more discreet location on the roof, still at fifth floor level.

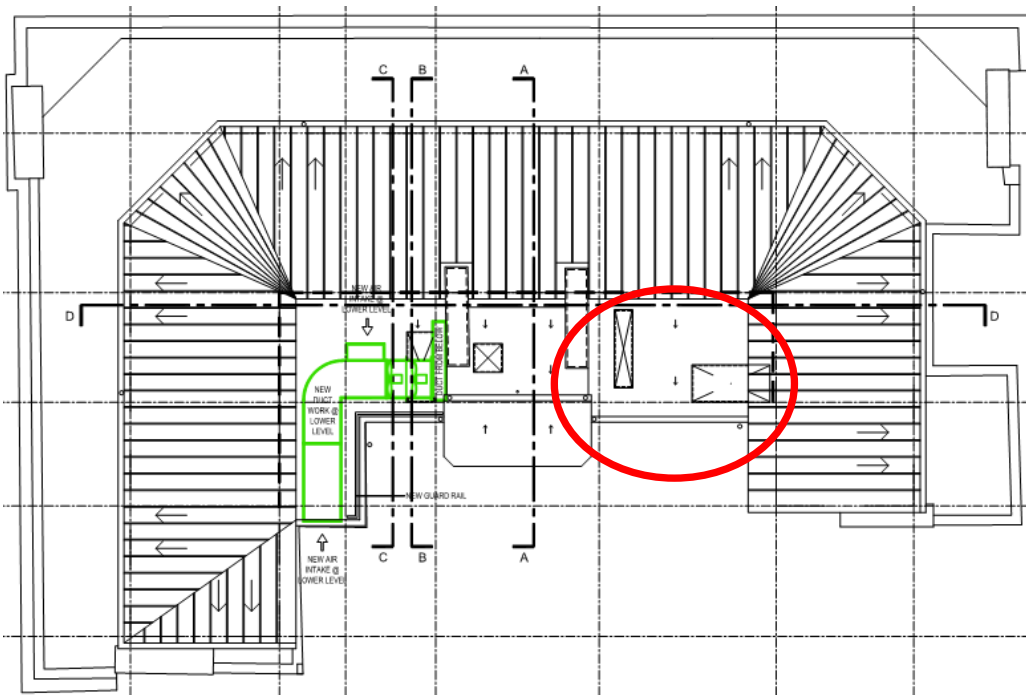


Figure 1: Location of proposed plant on roof in green, with current location circled in red

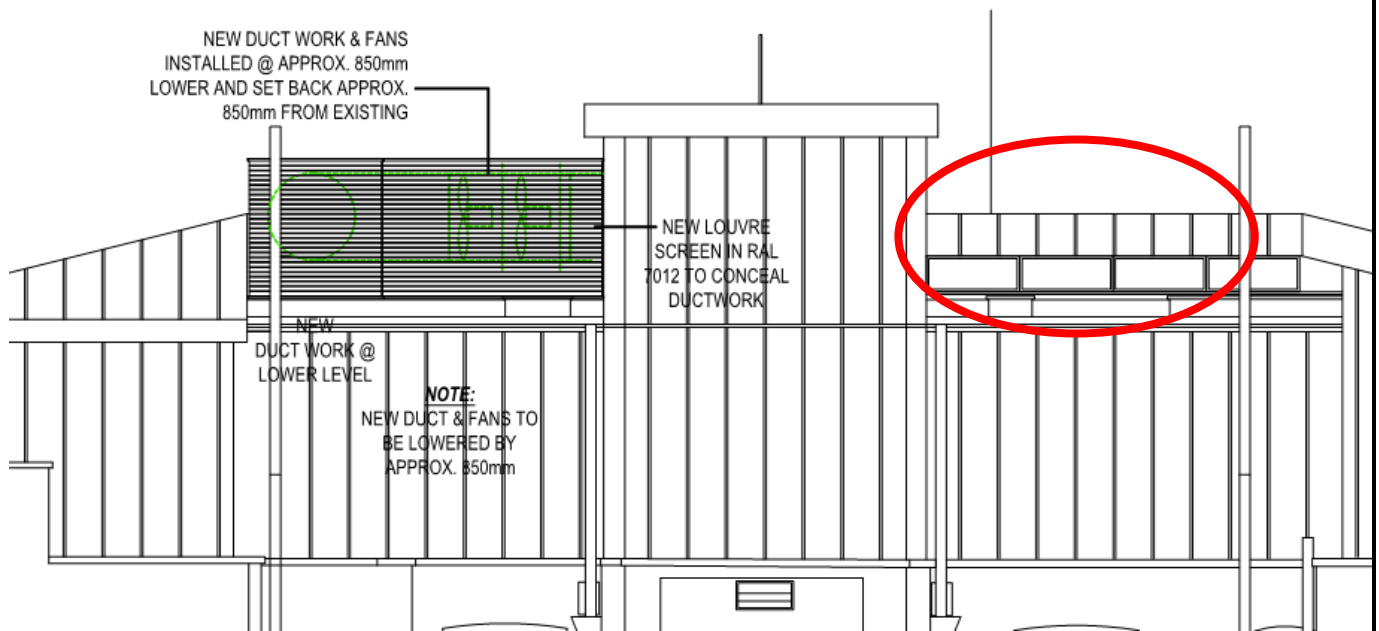


Figure 2: Location of proposed plant on roof in green, with current location circled in red

2. Assessment

The following issues are relevant to the determination of this application:

- Conservation and design
- Amenity

Conservation and design

- 2.1. The site is located within the Bloomsbury Conservation Area and is a positive contributor.
- 2.2. The approved mansard roof is only just visible from the street, which was the justification for its approval in the original application. The current (unauthorised) plant is not visible from the street and therefore does not materially affect the character of the conservation area in public views, including the character of the positive contributor. The current plant is however visible at the rear from a number of properties and is considered unsightly.
- 2.3. The proposed plant would be located to the north-west of the current unauthorised plant. The proposed plant would be approximately 850mm lower than the existing plant and would be set further back on the roof. The roof on either side of the proposed location is higher, and so the plant would be fitted into this gap. Given the new location, the plant would not be visible from the nearest terraces serving residential properties and those properties located at lower floor levels. The lower location means that the plant area would not be viewed against open sky, but with a backdrop of the existing roof instead. A louvred screen would ensure the plant was not visible.
- 2.4. Given that the plant would be lower, set back and in a more discreet location with a louvre, officers consider that the proposed plant would be acceptable in conservation and design terms.
- 2.5. The unauthorised plant would still need to be removed and an informative is recommended,

warning of enforcement action if the existing plant equipment is not removed within three months of the date of the planning permission.

Amenity

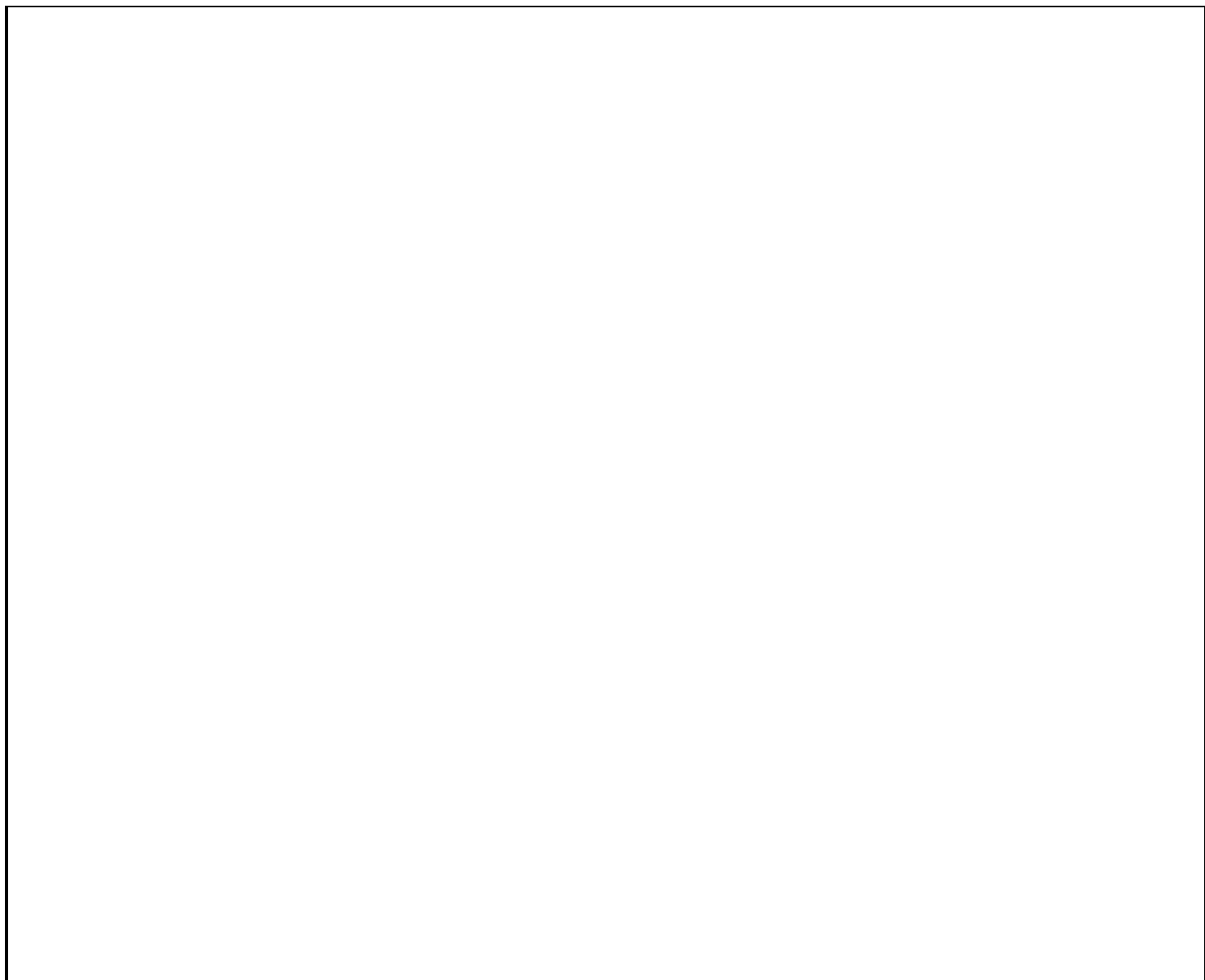
- 2.6. The equipment is required for fire safety purposes. The equipment would ensure that a stair is smoke-free in the event of a fire – the stair being the only means of escape. A condition is attached to ensure that the equipment is not tested more than 3 times a year, and only between 9am-5pm, Monday to Friday.
- 2.7. The proposals have been discussed with a Noise Officer. Given that the equipment would only be used during emergencies and for testing purposes, officers do not have concerns with regards noise.

3. Recommendation

- 3.1. Grant conditional planning permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th June 2019, 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 and search for 'Members Briefing'.



Application ref: 2018/3801/P
Contact: David Fowler
Tel: 020 7974 2123
Date: 11 June 2019

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted and Warning of Enforcement Action

Address:

Museum House
23-26 Museum Street
London
WC1A 1JT

DECISION

Proposal:

Variation of condition 2 (development in accordance with approved plans) granted under reference 2014/4117/P dated 11/03/2014 for 'Erection of a 5th floor roof extension for use as a self-contained flat (Class C3) with roof terrace and cycle storage at lower ground floor', namely for the erection of external duct work, air intake and fans and a new guard rail at rear roof level and a louvre screen to conceal the ductwork.

Drawing Nos: 1506-FP001B, 1506-FP001B, 1506-FP002B, 1506-FP003B, 1506-FP004B, 1506-FP005B.

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

Condition(s) and Reason(s):

- 1 The louvre screening shall be erected prior to the use of the plant equipment hereby approved.

Reason: To protect the amenity of neighbouring residents with regards noise in accordance with Camden Local Plan policy A1.

- 2 All new external work shall be carried out in materials that resemble, as closely as 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The plant equipment hereby approved shall not be used for testing more than three times per calendar year and shall only be tested between the hours of 9am and 5pm Monday-Friday, and not at all during the weekend or on bank holidays.

Reason: To protect the amenity of neighbouring residents with regards noise in accordance with Camden Local Plan policy A1.

- 4 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).

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

1506-FP001B, 1506-FP001B, 1506-FP002B, 1506-FP003B, 1506-FP004B, 1506-FP005B.

Reason:

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

Informative(s):

- 1 Please remove all the unauthorised plant equipment within three months of the date of this permission, or enforcement action will be taken.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning