

Delegated Report		Analysis sheet		Expiry Date:		15/04/2005	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Thomas Smith				1. 2005/0690/P 2. 2005/0693/L			
Application Address				Drawing Numbers			
31 Southampton Row London WC1B 5HJ							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
AB		LBB 15/4				Tim Cowin 15/04/05	
Proposal(s)							
<input checked="" type="radio"/> The change of use of the fifth floor from residential flats (Class C3) to office (Class B1).							
Recommendation(s):		<input type="radio"/> Refuse Planning Permission <input checked="" type="radio"/> Approve Listed Building Consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Joining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was erected but no representations have been received.					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC oppose the loss of residential units as they maintain the character and security of the area.					

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS

15 APR 2005

RECOMMENDATION AGREED
ON BEHALF OF THE COUNCIL

Site Description

31 Southampton Row is a Grade II listed building dating from 1906-1910, which is located within the Central London Area and the Bloomsbury Conservation Area. It comprises retail at ground floor with offices and residential above.

Relevant History

Planning permission was granted in August 2004 to change the use of the 1st-4th floors from office to mixed office / education use (2004/2312/P).

Relevant policies

Adopted UDP Policies: EN1, EN31, EN38, EC4, HG1, RE5

Revised Deposit Draft UDP Policies: H3, SD3, E1

Assessment

The planning application proposes a change of use at 5th floor level from residential (Class C3) to office use (Class B1).

Although the Central London Area is considered to be an appropriate location for office development, the proposed scheme would lead to the loss of a significant amount of residential floorspace contrary to policy HG1 and emerging policy H3 in the revised deposit draft UDP which resist proposals that would lead to a net loss of residential floorspace.

The proposed development would remove one of the secondary uses from premises currently in mixed use (offices, retail and residential). Policy RE5 (Alteration No. 2) and emerging UDP policy SD3 state that the Council will not grant planning permission for development that reduces the proportion of floorspace in secondary uses unless the stated criteria are met. As none of the criteria are met by this application, it is considered contrary to these mixed use policies.

Officers therefore recommend that planning permission be **refused**.

The listed building consent application proposes stripping out internal walls to provide an open plan office. The fifth floor of the property is devoid of any decorative architectural features. The internal plan form of the building is not of any architectural or historic significance, and as such, the removal of the partitioning is not considered to be harmful to the building's special interest.

Officers therefore recommend that listed building consent be **granted**.