**Background**

51 Lambs Conduit Street is a Grade II listed terraced property built c1700- 1715 as a house with a later shop. The property owned by our client (The Governing Body of Rugby School) is occupied as a restaurant at ground and basement levels with three flats over 3 floors above. There are further later two storey additions to the rear of the property occupied by the restaurant (tenant currently Noble Rot)

The attached photographs show the current arrangement of the internal parts of the flat and the relevant external elevations.

**The Listing for the property states:**

“GV II  
Terraced house with later shop. c1700-15, refronted c1779. Yellow stock brick. 4 storeys and cellars. 3 windows. Good early C19 wooden double shopfront with Greek Doric attached columns carrying entablature with enriched architrave, inswept frieze and projecting ovolo cornice. Central entrance; shop windows altered, panelled stallboards. House doorway to right with fanlight and panelled door. Gauged brick flat arches to recessed sashes with early glazing bars. Parapet. Lead rainwater head and pipe. INTERIOR: not inspected but noted to retain some early C18 panelling and staircase with twisted balusters and carved brackets to treads.” (From Historic England’s website)

**Relevant Policies & Guidance**

National Planning Policy Framework (2021)

London Plan (2021)

LB Camden Local Plan (2017) D2 Heritage

Supplementary Guidance -Design (2021) & Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

**Pre- Application Submission**

Due to the simple and minimal nature of the works requiring Listed Building and Planning Approval it was deemed unnecessary to make a Pre-Application submission.

**Proposals**

The flat is to be internally refurbished, the previous tenant having occupied the flat for over 20 years. The works include the replacement of the existing kitchen units and appliances, the replacement of bathroom sanitaryware in existing locations, the redecoration throughout and the replacement of floor coverings including the water damaged chipboard flooring and floating floor coverings. The internal room layouts will not be altered in any way.

The floors slope in each of the main building rooms and are springy underfoot. The floor structure has been reviewed in detail by MHA Structural Design Consulting Strucutural Engineers who have confirmed (by consideration of the loadings and sizes and spacing of joist) that the floors and the timber bressummer beneath the staircase partition wall are overstressed and require strengthening for compliance reasons. They have prepared proposals which as outlined on their drawings 23072/SK01A – 03A (attached) include the doubling up of the floor joists spanning across the full width of the property to the two front rooms with new sister joists screwed into the adjacent original joists, the addition of blocking pieces, the replacement of the damp affected T&G boarding with 18mm plywood and the addition to the side of the timber bressummer of a new PFC that will support the deflecting floor joists adjacent.

The proposals include the installation of Energy Efficient Heat Recovery Extract Fans to both the Kitchen and the Bathroom, to help combat issues of condensation and mould growth. This will involve coring a 100mm diameter hole through the external wall through which a 100mm diameter wall pipe and heat exchanger passes through terminating approximately 100mm from the face of the wall, finished with a circular brown wall bezel. Internally the unit comprises an internal motor chassis and cover (See attached Vent Axia Lo-Carbon Tempra Installation and Wiring Instructions).

**Access Assessment**

The proposals do not change the access into or within the property in any way. The flat is currently entered at second floor level through the flat entrance door from the common part staircase. Entrance into the common parts is from street level to the front elevation.

**Heritage Impact Assessment**

**Internally**

Internally the flat retains very little of the original historical finishes as is demonstrated in the attached photographs. The ceiling, wall and floor linings have been replaced with modern gypsum plasterboard and plaster finishes to the ceilings and walls and chipboard has replaced the original timber floor boards. The original layout of this floor comprising three rooms, has been sub-divided to create a one bedroom flat including a bedroom, bathroom, living room and kitchen with a series of storage cupboards / built in wardrobes and a central hallway.

The living room contains some of the original timber panelling to the north elevation, party wall elevation and the south elevation. The panelling to the east and south elevations is not original but has been constructed to imitate the appearance of the original panelling. This room also has the original ceiling coving. There is no intention to disturb these original features. The panelling will be painted with intumescent paints to improve the fire resistance between the flat and the common parts in the interest of life safety.

As the kitchen sink and bathroom sanitaryware are being replaced in existing locations, the waste pipework will follow existing routes and will not require altering internally or externally.

The tongued and grooved chipboard that lines the floors throughout the flat as well as the acoustic floating floor laid above this has been damaged by water leaks in the past and is to be replaced as part of the works, neither of which are original or of architectural significance.

Core holes will be carefully drilled through the external walls to accept the wall pipe and heat exchange unit for the Heat Recovery Extract Fans. Internally the surface fixed wall unit comprises an internal motor chassis and cover which is affixed to the wall at high level.

The structural works as proposed by MHA have been prepared not to replace but to retain and strengthen the existing overstressed floor structure necessary in the interest of safety. Careful consideration has been given to how these works will be completed and the Engineer has confirmed a temporary works proposal that can be completed without requiring access to, or causing disturbance to the flat immediately below, temporarily supporting the floor joists during the works from above the floor level within the flat.

**Externally**

The Heat Recovery Extract Fan external part is a 100mm diameter heat exchanger which projects from the face of the external wall by approximately 100mm. This part is brown (See attached details) and is in keeping with the colour of the surrounding brickwork.

In summary the works described are not considered to have any detrimental impact on the character and architectural significance of the property itself or the surrounding properties and conservation area.

In summary the proposed works to this Listed Building in a Conservation Area will not detrimentally affect the property's architectural significance or the character of its surroundings. The proposed works are deemed compatible with the preservation goals of the council, ensuring that the unique architectural features and historical importance of the property remain unharmed. Moreover, the broader context, including neighboring properties and the conservation area itself, will also remain unaffected by the proposed modifications. This conclusion reflects a comprehensive evaluation aimed at balancing the need for development with the imperative to safeguard the cultural and environmental heritage of the area.