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|--|--|--|-----------|----------------------------------|-----------|-------------------------------------|-----------|
| <b>Delegated Report</b>  |  | <b>Analysis sheet</b>  |           | <b>Expiry Date:</b>              |           | 21/03/2014                          |           |
|  |  | N/A / attached   |           | <b>Consultation Expiry Date:</b> |           | 20/02/2014                          |           |
| <b>Officer</b>   |  |  |           | <b>Application Number(s)</b>     |           |                                     |           |
| Emily Marriott-Brittan   |  |  |           | 2014/0403/P<br>2014/0404/L       |           |                                     |           |
| <b>Application Address</b>   |  |  |           | <b>Drawing Numbers</b>           |           |                                     |           |
| Charles Dickens Museum<br>48 Dougherty Street<br>London<br>WC1N 2LX  |  |  |           | Refer to draft decision notice.  |           |                                     |           |
| <b>PO 3/4</b>  |  | <b>Area Team Signature</b>   |           | <b>C&amp;UD</b>                  |           | <b>Authorised Officer Signature</b> |           |
|  |  |  |           |                                  |           |                                     |           |
| <b>Proposal(s)</b>   |  |  |           |                                  |           |                                     |           |
| Replacement of stone and concrete front steps with new steel stairs. |  |  |           |                                  |           |                                     |           |
| <b>Recommendation(s):</b>  |  | Grant Full Planning Permission.<br>Grant Conditional Listed Building Consent.  |           |                                  |           |                                     |           |
| <b>Application Type:</b>   |  | Full Planning Permission<br>Listed Building Consent  |           |                                  |           |                                     |           |
| <b>Conditions or Reasons for Refusal:</b>                            |  | Refer to Draft Decision Notice   |           |                                  |           |                                     |           |
| <b>Informatives:</b>   |  |  |           |                                  |           |                                     |           |
| <b>Consultations</b>   |  |  |           |                                  |           |                                     |           |
| <b>Adjoining Occupiers:</b>  |  | No. notified   | <b>02</b> | No. of responses                 | <b>00</b> | No. of objections                   | <b>00</b> |
|  |  |  |           | No. electronic                   | <b>00</b> |                                     |           |
| <b>Summary of consultation responses:</b>                            |  | Press notice published from 30/01/2014 to 20/02/2014<br>Site notice published from 29/01/2014 to 19/02/2014  |           |                                  |           |                                     |           |
| <b>CAAC/Local groups* comments:</b><br><b>*Please Specify</b>        |  | Bloomsbury CACC consulted: no response.<br><br>English Heritage consultation response: Application does not need to be notified to English Heritage. |           |                                  |           |                                     |           |

## Site Description

The site is a Grade I listed terraced building. No.48 has been the Charles Dickens Museum since the 1920s and No.49 which is adjacent to the site in use as an ancillary space for the functioning of the museum. The buildings are linked internally. The site is within the Bloomsbury Conservation Area. The Conservation Area statement remarks that Doughty Street is a wide thoroughfare and is characterised by larger properties.

## Relevant History

**2010/4727/P & 2010/4737/L** – planning permission and listed building consent granted 08/11/2010 for Erection of a rear extension and associated external lift enclosure to No.49 at lower ground, ground, first and second floor levels of museum building (Class D1), ramp to front entrance and internal alterations to Nos. 48 and 49 (**granted 08/11/2010**).

## Relevant policies

**NPPF - 2012**

**The London Plan 2011**

**LDF Core Strategy and Development Policies 2010**

CS1 (Distribution of Growth)

CS5 (Manage impact of growth)

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)

**Bloomsbury Conservation Area Appraisal and Management Statement 2011**

**Camden Planning Guidance 2011/2013 - CPG 1 (design) CPG 6 (amenity)**

## Assessment

### Proposal

Planning permission is sought for the replacement of stone and concrete front steps with new steel stairs to a Grade I listed building.

The main planning considerations relate to the impact of the proposal on historic fabric and conservation area as well as the proposed design of the stair.

### Impact of the stair on historic fabric and the conservation area

The subject site is Grade I listed for its historical association as Charles Dickens only remaining London home, and the place where Charles Dickens wrote some of his best-known works. The application seeks to provide a new stair in order to provide a safer emergency egress for the larger number of people now occupying the space.

The historic stone stair within the front basement lightwell of No. 49 is in a poor condition with the stonework badly eroded. The Bloomsbury Conservation Area Statement notes that small but insensitive changes can harm the character and appearance of the area to an extent belied by their individual scale.

The loss of the original stair structure and form is regrettable, but the stonework is in a poor condition. It is suggested that the stone steps are stored on site if they can be salvaged. It is not considered that the proposal will have a negative impact on the conservation area as the stair is located at basement level and will not be overly visible in the streetscene until in close proximity and the gate is considered a sensible solution to providing access. This aspect of the proposal is therefore considered acceptable and complies with CS14 and DP25 to appropriately conserve heritage.

### Design of stair

The proposed stair will be lightweight and metal with open treads supported within a slim stringer, with a simple handrail. A great number of the original stone stairs have been replaced with similar models elsewhere within this terrace. It will be positioned slightly away from the building's front elevation in order that it does not cut directly across the window, and is not supported off the front elevation. The going of the lower flight has been calculated in order to allow sufficient headroom beneath the retained historic metal restraint for the area railing, and does not occupy a large amount of the basement area plan.

There is an existing gate within the area railing, but this does not allow adequate access as it is positioned beneath the fixed top rail. It is considered appropriate to cut the top rail and incorporate this into a modified gate. It is also proposed to install a metal over throw in order to provide bracing to the retained railing; this is a detail which is found elsewhere within the terrace and is considered acceptable.

The proposed alterations are considered to be justified, and will preserve the building's special interest, in line with relevant local and national policies and guidance.

### Amenity and Access

The access to the basement will remain with a front entrance gate and stairs leading down to the basement. The disabled access to the building will remain unchanged - an application for planning permission for an external lift enclosure was granted in 2010 (planning reference: 2010/4727/P).

**Recommendation:** Grant planning permission. Grant conditional listed building consent.