

Delegated Report		Analysis sheet		Expiry Date:		05/12/2012	
		N/A / attached		Consultation Expiry Date:		15/11/2012	
Officer				Application Number(s)			
Catherine Bond				2012/4989/P & 2012/5367/L			
Application Address				Drawing Numbers			
The Old Building School Of Oriental And African Studies 10 Thornhaugh Street London WC1H 0XG				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of louvres to the top half of 2 x windows (LG05 and LG07) at lower ground floor level in connection with existing educational facility (Class D1).							
Recommendation(s):		(i) Grant planning permission (ii) Grant listed building consent					
Application Type:		(i) Planning Permission (ii) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Applications (i) and (ii): SN & PN – no responses					
CAAC/Local groups* comments: *Please Specify		Application (i): Bloomsbury CAAC was consulted and raised an objection which was withdrawn on 05/12/2012 (see Assessment section).					

Site Description

The application relates to the School of Oriental and African Studies (SOAS) campus on Thornhaugh Street in the Bloomsbury Conservation Area. SOAS consists of a number of buildings linked together. The main entrance to the school is through the grade II listed building dating from circa 1939-45 by Charles Holden which has some art deco detailing. There is a modern, largely glazed infill building containing academics' offices on the north side of the main building, design by McAslan, which is not covered by the listing. Further to the north is the postwar Philips Building, designed by Denys Lasdun.

Relevant History

2007/4561/P – planning permission was granted on 22/11/2007 for the replacement of the existing fixed section of the timber framed windows with double glazed windows (excluding circulation areas and semicircular area) and installation of external window blinds at fourth floor level. The associated listed building consent ref 2007/4563/L including minor internal alterations was also granted on 22/11/2007.

2009/1828/P – planning permission was granted on 16/06/2009 for the alterations to openings on the front and rear elevations and infilling void area at lower ground floor level to create a new post room in the modern buildings (later addition to the grade II listed building), replacement of railings with glazed handrails at the ramped access to the main entrance and infilling front lightwell beneath the ramp to provide additional storage in the grade II listed building (Class D1). The associated listed building consent ref 2009/1508/L including internal alterations in addition to the external alterations was also granted on 16/08/2009.

2009/4193/P – planning permission was granted on 27/10/2009 for the installation of louvres to the top section of window adjacent to the existing fire escape doors on Torrington Square (side) elevation as an amendment to planning permission ref 2009/1828/P granted on 16/06/2009. The associated listed building consent ref 2009/4196/L was also granted on 27/10/2009.

2009/4313/L – listed building consent was granted on 09/12/2009 for the replacement of Crittall style metal windows with double glazed windows and frames.

2011/1829/L and 2011/1830/P – listed building consent and planning permission were granted on 07/06/2011 for the replacement of all Crittall metal windows with double glazed Crittall metal windows with aluminium sub-frame and repair work to stone, pipes and brickwork repointing, re-bedding of coping stones and perimeter wall on new damp course and installation of low level guard rail to sections of perimeter wall.

2011/3970/L – listed building consent was granted on 06/10/2011 for refurbishment of existing catering facilities on lower ground floor level of the Old Building to provide a new kitchen, servery, coffee bar, refectory area, soft seating, office and staff changing facilities and associated external alterations including installation of new louvre at lower ground floor level on the south-east elevation and replacement of existing window with new fire door at lower ground floor level on south-west elevation.

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

Assessment

The proposed works affect only the Holden-designed building which is grade II listed, and not the later extensions. The principle of the replacement of the original steel W20 Crittall windows with double-glazed steel Crittall casement windows replicating the originals in design was set by listed building consent ref 2009/4313/L granted on 09/12/2009, and listed building consent ref 2011/1829/L and planning permission ref 2011/1830/P granted on 07/06/2011. These works have already been implemented.

The current proposal is pursuant to the window replacements and to the refitting of the basement canteen kitchen which is lit by the three windows subject of these applications. It is proposed to install louvres to the upper section of two of these windows and a fly screen to the entirety of a third window.

The windows in question are all located at the same below ground level, within the 'moat' which skirts the south side of the listed building. They therefore will not be highly visible in terms of the conservation area context and will not harm the overall composition of the principal elevation of the building as seen from the precinct on the south side. It should be noted that there is precedent for the works in the form of similar installations at low level on this elevation.

All of the fittings will be of reversible nature both in terms of the recently installed windows and the historic fabric around them, including the stone window surrounds, heads and cills. The louvres will be constructed from powder-coated steel, with a white finish to match the colour of the windows thereby minimising their visual impact. This will be controlled by condition. The fly screen will match the consented fly screen for an adjacent window, which is no longer going to be installed as consent is sought for the window in question instead. This change has equal impact on the special interest of the listed building.

It should be noted that Bloomsbury CAAC made a late objection to the proposal, but the objection was withdrawn on 05/12/2012 (see e-mail from Catherine Bond to Anthony Jennings dated 05/12/2012). The objection stated that such louvres are disfiguring to the architecture of the building and its windows, and that their purpose was not explained in the application. An e-mail from the applicant dated 05/12/2012 gives further details to justify the installation as they were to serve consented internal ductwork from the refitted kitchen lit by the window in question implemented pursuant to listed building consent ref 2011/3970/L granted on 06/10/2011. As there are already similar louvres fitted to windows at lower ground floor level on the Old Building and due to the justification given by the applicant, Bloomsbury CAAC has withdrawn its objection.

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