

Delegated Report		Analysis sheet		Expiry Date:		03/09/2012	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Victoria Pound				2012/3582/P			
Application Address				Drawing Numbers			
53 Gordon Square London WC1H 0PD				See decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details required by condition 4 (external elevation fittings) of planning permission 2009/5727/P for the installation of a new door within a wall to the gallery of the building in education use (Class D1), decided 12/03/2010.							
Recommendation(s):		Approve.					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/a – planning application AOD					
CAAC/Local groups* comments: *Please Specify		N/a – planning application AOD.					

Site Description

Grade II listed building, which forms the end of a terrace of 7 houses dating from the mid 19th century. The building is of 5 storeys and a basement, and is constructed of yellow stock brick with rusticated stucco quoins in an Italianate style.

There is an attached wall which links the return of no.53 to no.45 Tavistock Square, which is specifically mentioned in the listing description described as *forming a balanced composition; stucco, divided into 7 bays by pilasters*.

The building is within the Bloomsbury conservation area.

Relevant History

2009/5727/P & 2009/5734/L: **planning permission and listed building consent granted**

12.03.2010 for *The installation of a new door within a wall to the gallery of the building in education use* and associated internal alterations.

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

DP26 - Managing the impact of development on occupiers and neighbours

Assessment

A condition was attached to planning permission ref. 2009/5727/P to preclude the installation of lights, flues, alarm boxes and other appurtenances to the face of the building without prior consent.

Details of an external light, a CCTV camera, and a card reader entry panel have been submitted for approval under this condition. It is proposed that these items are installed adjacent to the new door within the side boundary which was granted consent under application refs. 2009/5727/P & 2009/5734/L. The submitted details have been amended to see the number of items reduced and relocated off the pilasters and cornice, to avoid visual clutter and harmful impact on the appearance of the simple stucco screen wall.

It is proposed to install a 265mm diameter polycarbonate faced dome light to the left hand side of the door. One CCTV dome camera is proposed to be located above the light, this will measure 155mm in width and 117mm in depth. Finally, a small card reader and entry panel are proposed to the left of the door at c. 900mm above the pavement. The items are simple in design and will be seen in relationship to the modern door which was previously approved. To this end their detailed design is considered to be appropriate in this location.

The small scale and simple detailed design of the items, and their limited number and grouping together adjacent to the door rather than being positioned on architectural features, is considered to preserve the appearance of the wall, and will not have a detrimental impact on the appearance and special interest of the listed building.

The items are not considered to have a significant impact on neighbours' amenity nor sustainability.

The works are therefore considered to comply with local and national policy and guidance, and therefore recommended for approval.

NB: No associated listed building consent application has been submitted. The proposed works are considered to have an impact upon the building's special architectural and historic interest and therefore listed building consent is required. An informative will be added.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444