

Delegated Report		Analysis sheet		Expiry Date:	25/04/2012
		N/A / attached		Consultation Expiry Date:	05/04/2012
Officer			Application Number(s)		
Charles Rose			2012/0961/L		
Application Address			Drawing Numbers		
53 Bedford Square London WC1 3BQ			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of secondary glazing to existing dwellinghouse (Class C3).					
Recommendation(s):		Refuse Listed Building Consent			
Application Type:		Listed Building Consent			

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:	<p>English Heritage: a response was not received during the statutory 8 week period.</p> <p>Site and Press Notice: No Response</p>					
CAAC/Local groups* comments: *Please Specify	<p>Bloomsbury Association: The Bloomsbury Association objects to this application and wishes to make the following comments:</p> <p>1. Bedford Square is unique. It is acknowledged as one of the best preserved set pieces of Georgian architecture in London and in 2000, with substantial funding from Bedford Estate, English Heritage and the London Borough of Camden, its public realm underwent careful refurbishment to reflect the asset value of its heritage. Number 53 and the terrace of which it is a part of is Grade I listed and English Heritage defines Grade I buildings as being 'of exceptional interest, sometimes considered to be internationally important'.</p> <p>2. The broad principles established in national policy and guidance on the historic environment are reflected in the London Plan. Policy 4B.12 seeks to ensure that the protection and enhancement of historic assets in London is based on an understanding of their special character, and form part of the wider design and urban improvement agenda. The characteristics of secondary glazing are not compatible with a policy that seeks to protect these values. They also fail to meet the objectives of PPS 5 and Policies DP24 and DP25 of the Council's Local Development Framework.</p> <p>3. Given the unique listed status of the building and its context, we are unhappy about the installation of aluminium framed, secondary glazing with new sub-cills. Along with other recent interventions in restoring the building to residential use, the proposal has been carefully considered and is well documented but we have our doubts about its impact on the historic integrity and architectural character of the interior of the building, particularly the window architraves and panelled reveals. The heritage statement accompanying the application is not convincing and we feel that the Council should seek the advice of the Georgian Group on this before determining the application. We will respect their opinion.</p> <p>4. The secondary glazing will nevertheless be apparent from the outside of the building and it is this that most concerns us. The style of the windows and the exquisite craftsmanship of their sashes and their panelled reveals is an important contributor to the character of the Square.</p> <p>5. There is no secondary glazing to windows of any other buildings in the Square apart from numbers 6 and 9 (on the east side) which were granted listed building consent in 1986 and 1985 respectively and have a damaging effect on the external appearance of both buildings.</p> <p>Planning policy in relation to listed buildings has changed significantly since then and we are concerned not only for the impact of this proposal on</p>					

	number 53 but also for its effect on the fenestration pattern of the entire south side of the Square. There is also the issue of precedent.
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Site Description

The application site is located on the southern side of Bedford Square and forms part of a symmetrical terrace of 15 houses, which date from 1775. The building comprises ground plus two upper floors, mansard and basement with a full height canted bay rear elevation. The property forms the end of terrace, returning on the junction with Bloomsbury Street and includes the Mews building at no. 35 Bedford Avenue. The site is within Bloomsbury CA.

Relevant History

29/05/2009 GRANTED Change of use from office use (Class B1) to residential use (Class C3) to create a single-family dwelling house. 2008/2641/P / 2008/2644/L

Relevant policies

LDF Core Strategy and Development Policies

CS14 DP24 and DP25

Assessment

Consent is sought to install secondary glazing to all the windows within the existing dwelling house.

The main issues for consideration are the impact on the historic character of the listed building and Bedford Square.

Bedford Square is one of London's finest surviving Georgian squares and is of significant historic, architectural and townscape value. There are very few examples of secondary glazing visible within Bedford Square, being restricted to units at nos. 5, 6 and 9. (No records exist for approval for No.5. Listed Building Consent exists for No. 6 on 23/04/1987 (8670284) for metal secondary double glazing to front elevation windows and also for no.6 on 21/05/1992 (9270005) for installation of secondary glazing to new windows at basement level).

External

The limited incursion of obviously modern items such as secondary glazing has preserved the period character and special interest of the square to an exceptional degree. Whilst secondary glazing is often an acceptable alternative to replacement windows, as seen along the Grade II Gower Street terraces, in this context it is considered inappropriate and visually intrusive.

Internal

Furthermore, secondary glazing has been fixed outside the window reveals. Whilst this allows the shutters to remain operable the design still requires a new sill to be installed below the shutters to support the glazing. This cuts across the decorative timber jambs and spandrel panels. Moreover the projecting frame housing the secondary glazing would conceal the existing architraves and the project into the room. This would harm the visual appearance and proportions of the original windows and appearance and proportion of the rooms

The proposed secondary glazing would thus harm both the internal and external appearance of the building and detract from its integrity and special interest.

Additional

No details have been provided for the installation secondary glazing to the 2nd floor rear room on the Gower Street elevation and the 3rd floor rear room windows would also require a sill below the windows which is not shown on the drawings.

Officers acknowledge the sensitive restoration which has taken place by the applicants to convert the building back into a private residency. Moreover the Council appreciates the issue of noise and disturbance from Gower Street, which adjoins the site, and that this is also more perceptible when the property is occupied as a dwellinghouse as apposed to its former commercial use.

In this regard the Council considered it reasonable to allow secondary glazing to be installed to the least affected window namely; All Lower ground floor proposed; W.G-03; W.2-04; W.3-01 / 02 and W.3-03 / 04. However the applicant wished to proceed with the application in its current form.

In this regard the impact issue of disturbance caused by the traffic is not considered to outweigh the harm caused by the secondary glazing to the special interest, character and appearance of the grade I listed building and complete Georgian square as a whole.

This approach is consistent with refusal for the installation of secondary glazing at 12 Bedford Square (end of terrace adjoining Gower Street on the north side) on 15/02/2010 (ref: 2009/5271/L)

Conclusion

Works proposed are unacceptable due to the adverse impact they would have on the special historic and architectural interest of the Grade 1 listed building, group value of Bedford Square as a whole and thus the character and appearance of the Bloomsbury conservation area of which it forms a part. This contrary to local and regional policy and guidance and it is recommended the application by refused.

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