

Delegated Report		Analysis sheet		Expiry Date:		24/04/2012	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Jenna Litherland				2012/1017/L			
Application Address				Drawing Numbers			
101 - 105 Gower Street London WC1E 6DP				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations at lower ground, ground, and first to fourth floor including modification to partitioning and installation of new fittings.							
Recommendation(s):		Grant 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:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

This group of three Grade II listed buildings date from c1790 and are built of darkened stock brick with slate mansard roofs. No.103 has had an additional storey added. The buildings are currently in use as managed as a hostel. The site is located within the Bloomsbury Conservation Area. The buildings were listed in March 1969.

Relevant History

9501514R3: Planning permission was granted on 09/05/1996 for the change of use from medical research office and ancillary purposes to hostel uses and the formation of three workplace/dwelling studio units and one residential unit at the rear including an extension to the Mews. This permission was subject to certain conditions. The only condition relating to the use was condition 2 which states:

The hostel accommodation hereby approved shall not be occupied for consecutive periods of less than 21 days. Reason: To ensure that the accommodation is not used as a hotel or for other short stay accommodation.

Relevant policies

London Plan 2011

LDF Core Strategy and Development Policies 2010

CS14: Promoting high quality places and conserving our heritage

DP25: Conserving Camden's heritage

Bloomsbury Conservation Area Statement

Assessment

Existing buildings: The buildings have been heavily subdivided and altered, with a large number of bathrooms and kitchenettes inserted throughout. Openings have been made through the party walls at all floor levels. An associated corridor has been created at basement, 1st, 2nd and 3rd floor levels running through the centre of the properties, harming the plan form and integrity of the individual buildings. The staircase has been removed from no.101. The building was already in this arrangement on plans dating from 1972 and therefore it is likely that the alterations were undertaken prior to the building being listed. Openings have also been made between the stair compartment and rear room of no.101 at basement and ground floor levels, further harming the integrity of the original floor plan. Besides from the surviving stair compartments, decorative features such as cornices, skirting, doors and architraves are generally modern fabric of no intrinsic interest.

Proposal: The proposals are for low key interventions into the fabric and layout of the building and the enhancement of its internal appearance where possible. This will include the following:

- removal of modern fitted cupboards which house electrical equipment;
- removal of low level boxings;
- like for like repair and redecoration of plaster and paint finishes;
- like for like making good to existing deep skirtings;
- installation of new kitchen and bathroom fittings.

Amendments were made during the course of the application which include the:

- removal of the 20th century doors within the hallway of no. 105, and
- revisions to the layout of the bedroom in apartment 3 at lower ground floor.

Assessment: Minor alterations to the layout of bathrooms and kitchens are proposed. This affects modern inserted partitioning and is considered acceptable. At ground and 1st floor level new partitions to form modified bathroom layouts will not be full height so as to give the impression of bathroom 'pods'. This ensures that the original plan form of the rooms will remain apparent. The proposed furniture would be free standing rather than fitted. This ensures that it would not result in harm to the remaining historic fabric of the building.

There is already gas/water/drainage servicing within many of the rooms and this will be re-used wherever possible. A condition has been added requiring the submission of details of all servicing so as to control

proposed mechanical extraction and any other unanticipated servicing requirements.

The proposed works are relatively minor in their scope and are considered to enhance the internal appearance of the listed building, without further harm to its plan form and spatial quality.

Other matters: The lawful use of the premises is as a hostel which was granted in 1996 ref: 9501514R3. This permission was subject to a condition which states that the hostel accommodation shall not be occupied for consecutive periods of less than 21 days. The applicant has confirmed that it is proposed to continue operating in compliance with this permission. The applicant has confirmed that they may offer accommodation for students. This would not breach the above condition. It is considered that the premises would continue to operate within its lawful use.

Recommendation: Grant conditional listed building consent.

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