

Delegated Report		Analysis sheet		Expiry Date:		08/06/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Hannah Walker				2012/1347/L			
Application Address				Drawing Numbers			
53 Gordon Square London WC1H 0PD				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 4 (written specification/method statement of damp proofing and tanking works) of Listed Building Consent dated 12/03/10 (Ref 2009/5734/L) for internal works associated with the installation of a new door within a wall to the gallery of the building in education use (Class D1).							
Recommendation(s):		Approve Details					
Application Type:		Approval of Details (Listed Building)					
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: <small>*Please Specify</small>		N/A					

Site Description

This Grade II listed building forms part 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. The attached wall that links the return of no.53 and no.45 Tavistock Square is specifically mentioned in the listing description described as “..forming a balanced composition; stucco, divided into 7 bays by pilasters.” The building was refurbished and remodelled by Charles Holden in 1951 when it was acquired by SOAS, and has been occupied since then by the Percival David Collection of Chinese ceramics. The building is located within the Bloomsbury Conservation Area.

Relevant History

Planning permission (2009/5727/P) and Listed Building Consent (2009/5734/L) were granted on 12 March 2010 for “Internal works and work associated with the installation of a new door within a wall to the gallery of the building in education use (Class D1).”

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24, DP25

Assessment

This application seeks the discharge of condition 4 of Listed Building Consent 2009/5734/L. This required:

“A written specification/method statement justifying all proposed damp proofing and tanking works, and plans indicating the extent of the proposed works shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

The agent has confirmed that there is no intention to tank the building, either at basement level or elsewhere. However, there are isolated areas within the basement where the plaster has perished due to rising and/or penetrating damp. It is intended to undertake localised repair of the wall plaster where necessary. The repaired plaster will match the adjacent plaster surfaces in terms of its material, profile, texture and finish. The proposed works will preserve the special architectural and historic interest of the listed building. Recommend discharge of condition 4.

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