

Delegated Report		Analysis sheet		Expiry Date:		04/04/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Tina Garratt				2012/0586/L			
Application Address				Drawing Numbers			
46 - 47 Russell Square London WC1B 4JP				Refer to Decision Letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations including creation of 2x double door openings off the hallway, installation of turnstiles within the front room reception area and replacement of internal hallway doors at ground floor level in No.46.							
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:		N/A					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

Nos.46 & 47 form part of a residential terrace of 6 houses, formerly a symmetrical terrace similar to Nos 52-60. The terrace was built c1800-03 to the designs of James Burton and altered c1898 by PE Pilditch. They are built of multi-coloured stock brick with rusticated stucco ground floors and slated mansard roofs with dormers and with later terracotta dressings. No.46 is 3 storeys high, No.47 is 4 storeys high, both have attics and basements. Nos.46 and 47 have been altered internally including the insertion of a lift and lateral connections at all levels.

Relevant History

The properties are in educational use and have been altered internally, including a lift and a lateral connection at all levels through the party wall.

2008/1898/L - Internal refurbishment and rearrangement to improve reception, teaching and faculty offices and student facilities. GRANTED 10/07/2008

2003/2664/L - Internal alterations including the removal of existing internal stud partitions, 52 doors and suspended ceilings and installation of new doors, suspended ceilings and partitions.

2003/0018/P – permission granted for the retention of the existing self contained flats at part ground, first floor and second floors of no. 46, and the change of use of the remainder of premises from offices within Class B1 to a mixed use of educational use within Class D1 and office use within class B1.

Relevant policies

Camden's Local Development Framework

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

Assessment

The building is occupied by Hult International Business School which is a global institution whose first campus is located in these 2 premises. The school also occupies a new 6 storey building on the corner of Theobald's Road and John Street. Access into both properties is currently through the entrance to No.47, whilst the reception is located in No.46. The original entrance to No.46 is currently left closed and is only used as a fire exit in case of emergency. Internal lateral connections at all levels allow internal access between both properties.

The properties have been altered internally, including the insertion of a lift and a lateral connection at all levels through the party wall. The ground floor of No.46, in particular the hallway, remains the most intact element of the buildings.

The applicants are seeking to reuse the entrance at No.46 and to reorganise the ground floor reception area by introducing low-level furniture and turnstiles to control access into the building. The proposals are threefold;

1. The creation of two double door openings off the hallway of No.46 into what was originally the front and rear rooms respectively;
2. Insertion of turnstiles within what was originally the front room of No.46.
3. Existing non original doors between the entrance lobby and stairwell shall be replaced by doors which match the original doors at No.47.

It was noted as part of a previous application (2008/1898/L) that:

- *The significant elements of the buildings include the elevations, staircases and the much of the spaces and finishes in number 46. Number 47 has seen a greater degree of alteration and intervention and the significance of the internal areas has been compromised in places.*
- *Above ground level much of the building's original character is lost due to alteration and subdivision.*

1. The creation of two double door openings off the hallway of No.46 into what was originally the front and rear rooms respectively;

The doors leading from the hallway into the front and rear rooms (at ground floor level and elsewhere) would historically have been single leaf. This is a characteristic pattern that is repeated in 18th century buildings of all status levels. Double doors were generally only located within the spine wall, between front and rear rooms, usually at ground or 1st floor levels.

Planning history records show that a double door opening between the hallway and the rear room within No.46 was blocked as part of the listed building consent granted in 2008 (2008/1898/L). The proposals seek to reopen this opening which is considered regrettable as this would detract from the integrity and historic and architectural character of the listed building. Coupled with a double door opening into the front room this proposal is acceptable. Considered separately, if the proposals were to reopen only this double door opening and could be fully justified, this alteration may be considered acceptable on the grounds that this is an historical alteration which would not result in the loss of any historic fabric.

On the grounds that the proposed double doors, in particular those into the front room, lack authenticity and would detract from the integrity and historic and architectural character of the listed building, this part of the proposal is unacceptable.

It is useful to note that a listed building application with identical proposals for double doors into the front room off the hallway at No.52 Russell Square was refused in 2007 (ref. 2007/4965/L).

2. Insertion of turnstiles within what was originally the front room of No.46.

Turnstiles are proposed within the front room reception. No manufacturer's details have been provided about the actual design or methods of fixing of the turnstiles to enable a comprehensive assessment of their impact on the internal character and fabric of the listed building. However, on the grounds of their proposed location and the likely visual harm to the internal character and appearance of the listed building and historic fabric to which they will be fixed this part of the proposals is considered unacceptable. A more sensitive siting of the turnstiles, if they were to be considered acceptable in design terms, would be along the alignment of the former spine wall.

3. Existing non original doors between the entrance lobby and stairwell to be replaced by doors which match the original doors at No.47.

The replacement of the existing non-original doors between the entrance lobby and stairwell in No.46 would be acceptable. However, detailed design of the replacement doors would be required for approval.

Recommendation: The proposed set of double doors into the front room, coupled with the double doors into the rear room, by virtue of their impact on the internal appearance, authenticity and integrity of the listed building, would be detrimental to its special architectural and historic interest of the listed building. The benefits of the replacement of the non-original doors between the entrance lobby and stairwell and the reintroduction of a fire surround to the chimneybreast within the entrance lobby in No.46 would not outweigh the harm caused by the proposed double door openings. Therefore it is recommended that the application be refused.

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