

Delegated Report		Analysis sheet		Expiry Date:		23/03/2012	
		N/A / attached		Consultation Expiry Date:		08/03/2012	
Officer				Application Number(s)			
Rob Tulloch				2012/0298/P 2012/0299/L			
Application Address				Drawing Numbers			
Charles Dickens Museum 48-49 Doughty Street London, WC1N 2LF				See decision notice			
PO 3/4	Area Team Signature		C&UD	Authorised Officer Signature			
Proposal(s)							
<p>Planning – Minor material amendments to planning permission (2010/4727/P) granted 08/11/2010 (for the erection of a rear extension and associated external lift enclosure to No.49 at lower ground, ground, first and second floor levels of museum and ramp to front entrance (Class D1)) as variation to condition 3 (The development hereby permitted shall be carried out in accordance with the following approved plans) involving amendments to height, depth and fenestration of rear three storey extension.</p> <p>Listed building consent - Minor amendment of the height, depth and fenestration of rear three storey extension, and associated internal alterations to museum (Class D1) as a variation of listed building consent (2010/4737/L) for the erection of a rear extension and associated external lift enclosure to No.49 at lower ground, ground, first and second floor levels of museum building (Class D1), ramp to front entrance and internal alterations to Nos. 48 and 49.</p>							
Recommendation(s):		Grant Variation of Condition 3 Grant Listed Building Consent					
Application Type:		Variation of Condition Listed Building Consent					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	01	No. of objections	00
Summary of consultation responses:		<p>Site notice 09/02/2012 – 01/03/2012 Press advert 16/02/2012 – 08/03/2012 47 Doughty Street raised no objection if the extension was to be raised by no more than 200mm and was concerned the side windows to the extension would not be obscure glazed.</p> <p>Officer comment: The neighbour was informed that the extension was actually to be raised by 300mm and that the condition regarding obscure glazing was still in place, and responded that they had no objection.</p>					

CAAC/Local group comments:	Bloomsbury CAAC have no objection, but regret that the extension has already been approved. English Heritage consider the works satisfactory and that the previous authorisation is still valid (There previous comments requires standard conditions which will be attached to the new listed building consent).
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Site Description

The site is located on the north east side of Doughty Street and includes nos. 48 and 49 that are listed terrace buildings dating from 1807-09 and lie within the Bloomsbury Conservation Area. No. 48 is the former home of Charles Dickens, is listed Grade I due to this historical association, and is in use as the Dickens Museum. No. 49 is listed Grade II. The rear ground floor room of 49 forms part of the Dickens Museum’s ancillary offices, and is accessed laterally via the non–original rear extensions and a doorway in place of the window in the rear wall.

Relevant History

- 2010/4727/P 7 2010/4737/L Erection of a rear extension and associated external lift enclosure to No.49 at lower ground, ground, first and second floor levels of museum building (Class D1), ramp to front entrance and internal alterations to Nos. 48 and 49. Granted 08/11/2010
- 2009/0728/P & 2009/0797/L External alterations including replacement of door and window at ground floor rear by new glazed sliding doors plus retractable awning, new garden opening and use of rear office as ancillary café and various internal alterations including insertion of new door openings in front room. Granted 28/04/2009
- 2010/0311/P Non material amendment to planning permission Ref. No. 2009/0728/P to include installation of reduced sized, double door to ground floor rear elevation, extension of existing window in rear elevation and installation of new window to rear elevation. (Use Class D1) . Granted 23/02/2010
- 2010/0333/L Installation of reduced sized, double door at rear ground floor level, extension of existing window in rear elevation to floor level and installation of new window to rear elevation of building as amendments to 2009/0797/L. Granted 23/02/2010

Relevant policies

- LDF Core Strategy and Development Policies**
- CS5 Managing the impact of growth and development
 - 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
- Camden Planning Guidance 2011**
Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Assessment

- 1 Proposal**
 - 1.1 Planning permission and listed building consent were granted in 2010 (see history section) for various internal and external works in conjunction with the Museum’s desire to improve its collection facilities and visitor facilities. The applications seek minor amendments to the approved scheme. Given the listed nature of the building, listed building consent is proposed for the works. The planning element of the proposal is considered as a minor material amendment submission, whereby condition 3 is sought to be varied. The main issues are:
 - design
 - amenity

2 Design

- 2.1 The original scheme introduced two elements to make the museum more accessible, a three storey extension to house a lift and lobby, and a wheelchair accessible toilet at rear first floor level. These interventions are to be timber clad to differentiate them from the historic buildings.
- 2.2 The main change to the approved scheme is the reduction in depth of the proposed rear extension which has been pulled back by 0.5 metres. Its height is raised by 0.3 metres but this is considered to be a small amount in comparison to the overall height of the extension and is not considered to alter its relationship significantly to the host building. On the flank elevation the fenestration is slightly altered but this does not alter the appearance of the extension in a meaningful way. The proposed extension would still have a subservient appearance and would maintain its contemporary appearance, therefore no objection is raised.
- 2.3 On the first floor the jib doors in the lateral opening is amended from a single leaf to a double leaf door (the opening itself does not change). Given that the whole reasoning for a jib door is that when it is closed it will maintain the appearance of a solid wall the impact of the change will be minimal, therefore no objection is raised for this.
- 2.4 The dormer windows on the front elevation are to be changed to sashes which would be considered an improvement to the appearance of the building.
- 2.5 In the basement the lift would be accessed via a vault. It was originally planned to increase the ceiling height of the vault and remove the shelves, but this was considered harmful to the special interest of the building. As such, the scheme has been revised so that the barrel ceiling will be re-constructed to its original profile and at least one of the shelves will be re-instated.
- 2.6 As such the proposal is not considered to harm the special interest of the building or the character or appearance of the conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

3 Amenity

- 3.1 Neither the three storey extension, nor the first floor extension, were considered harmful to the amenity of adjoining occupiers in terms of loss of daylight or sunlight. Reducing the depth of the three storey extension by 500mm and increasing its height by 300mm is not considered to be noticeable in terms of its overall impact on light.
- 3.2 Concerns were raised in relation to the original proposal in terms of light spill and overlooking from the windows to the three storey extension. A condition was attached to the permission requiring the windows to be obscure glazed and non-openable in order to prevent such problems. As this condition is attached to the parent permission, it remains in force.
- 3.3 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

4 Recommendation:

Grant Variation of Condition 3
Grant Listed Building Consent

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