

Delegated Report		Analysis sheet		Expiry Date:		14/03/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Hannah Walker				2011/5754/L			
Application Address				Drawing Numbers			
29-31 Gower Street LONDON WC1E 6HG				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of secondary glazing, suspended ceilings in bathroom/WC areas and other internal works to satisfy fire requirements							
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: <small>*Please Specify</small>		N/A					

Site Description

The hotel was originally two Georgian terrace houses dating from 1783. They have been laterally converted to form a hotel (it would appear this was done a significant length of time ago) although many original features still survive throughout the building. The buildings are Grade II listed and lie within Bloomsbury Conservation Area.

Relevant History

Listed Building Consent (2008/4163/L) for Internal refurbishment of existing hotel was **granted** on 6 November 2008.

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24, DP25

Assessment

Listed Building Consent was granted in 2008 for major works of refurbishment to the building. These works are currently being undertaken. This application is for the following additional works:

1. **Secondary glazing** – it is proposed to install secondary glazing to the front elevation of the building due to the traffic noise arising from Gower Street. The proposal is for the Selectaglaze system which is widely used in historic buildings. The units will take the form of a 1 over 1 sash arrangement, constructed of white aluminium. Although there are splayed window reveals with shutter boxes at ground, 1st and 2nd floor levels, the drawings demonstrate that the units can be installed so as to minimise both visual and physical interruption to these features. Given the location of the building, the poor environmental quality of Gower Street, the reversibility of the intervention and the widespread use of secondary glazing on similar properties along the terrace, this is considered acceptable. However, to the rear elevation overlooking the garden and where there are similar splayed window reveals (ground, 1st and 2nd floor levels) it is no longer proposed to install secondary glazing. Units will now only be installed at basement and 3rd floor levels where there are plain plastered reveals to the windows.
2. **Fire curtain** – a fire curtain is proposed for the ground floor front room doorway of no.29. This consists of a surface mounted boxing located above the head of the doorway. In case of fire, the curtain will be deployed downwards using guides which would be located either side of the architrave. The use of a fire curtain will negate the need for a full height glazed fire screen across the width of the ground floor hallway of no.29 and is considered a less visually obtrusive solution. The fire curtain will require no modification to the door lining and architrave.
3. **Suspended ceilings** – suspended ceilings were consented within some new bathroom areas under application 2008/4163/L. The remainder of the en-suite bathrooms were omitted from this proposal although I am unclear why this was the case as they do not differ in their impact. The proposed suspended ceilings are within wholly new en-suite facilities and will not compromise the appearance or spatial quality of the larger bedrooms that they serve.
4. **New opening at ground floor level** – a new doorway has been created through the ground floor spine wall of no.31 without listed building consent. This is in response to discussions with the Fire Officer. This will allow for the omission of the proposed lobby within the rear room, which would have protected the door leading onto the stairwell. This is considered an improvement in layout terms. The original opening into the rear room from the stairwell is to be blocked up with a recessed panel set within the existing architrave and door lining.
5. **Lobby within rear room of no.29** – this has been proposed following discussions with the Fire Officer due to this room opening directly onto the stairwell. This is a relatively common

intervention when buildings of this type are converted to commercial/institutional use and whilst not ideal is considered acceptable given the importance of protecting occupants in case of fire.

6. **Omission of doors from stairwell into rear additions from half landings at 1st and 2nd floor levels** – these were consented under the 2008 scheme but are no longer required following discussions with the Fire Officer.

The works proposed are relatively limited in their scope and are not considered to unduly impact upon the significance of the listed building. Harmful interventions (opening within hallway wall of no.29, suspended ceiling within front room of no.29 and fire screens across the hallways of no.29 and no.31) have been omitted from the proposals during the course of the application. The proposals are now considered acceptable and will not harm the special architectural and historic interest of the listed building. Recommend approval.

Enforcement action

A large number of pipes and other servicing have been run vertically adjacent to the chimneybreast within the front ground floor room of no.29. This did not form part of the 2008 consent. An enforcement file should be opened and action taken to rectify the situation or to mitigate the visual impact of the servicing.

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