

Brief notes of meeting with London Borough of Camden planning department

Venue: Langland Hotel, Gower Street
Date: 7th July 2008
Present:
Camden: Alan Wito (Conservation and Design Officer)
BAA: Matt Hartley, Katrina Rasay, Harri Williams-Jones

General

BAA outlined the project to AW followed by an accompanied tour of the building, looking into typical rooms on each floor and common parts. AW had previously received survey and BAA proposed sketch plans (unrevised).

Key points:

- Architects approach to project to preserve original fabric and strip out later additions generally supported
- Proposed glazed screen in entrance lobby of no. 31 unlikely to be supported
- Location of AC compressors in rear gardens likely to be acceptable subject to actual siting and landscaping
- Secondary glazing acceptable in plain, square cut reveals but might be resisted in splayed reveals with original joinery linings
- Suspended ceilings can be installed to single rooms that have been sub-divided out of larger original rooms, to reduce the overall ceiling height
- Wall/furniture mounted lighting generally acceptable
- Recessed lighting should be avoided in original ceilings
- Loss of original timber doors to coal cellars would be resisted

Application contents:

- Drawings at 1:50 scale will be required
- Annotated 'room by room' schedule identifying works to be undertaken – or similar so that the actual scope is clear to the Council
- Soil and services stacks/risers should be shown on the drawings
- A cross section of the building should be included showing relevant information

Programme:

- Officer willing to discuss further pre-application
- Should take eight weeks after validation
- Might be assigned to another officer after validation

MH