

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/12/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		24/11/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Rose				2011/2264/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
3-4 Southampton Place London WC1A 2DA				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Internal alterations, including installation of security system to entrance corridor, replacement of floor covering, and removal of curved section of wall at first floor level.							
<b>Recommendation(s):</b>		Approve consent					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		English Heritage: Authorised to determine the application as we think fit Press and Site Notice: No Response					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/a					

### Site Description

Pair of grade II\* listed building which form part of the terrace of 8 houses. c1785-63 with Bloomsbury Conservation Area. Probably under the direction of Henry Flitcroft. Darkened multi-coloured stock brick with a stone band at 1st floor level. Tiled mansard roofs with dormers. 3 storeys, attics and basements. 3 windows each. Gauged brick flat.

### Relevant History

N/a

### Relevant policies

#### LDF Core Strategy and Development Policies

Dp25

### Assessment

Consent is sought for minor internal alterations including the installation of security system to entrance corridor; replacement of floor covering to communal parts and ground level and; removal of curved section of wall at first floor level.

This proposed works are a result of a number of amendments requested by the Council during the course of the application, including omitting the alterations to the ground floor doors at 3 Southampton Place; removing the bead detail to the new flooring and; revising the design of the entrance barriers. The scheme has adequately addressed the Councils and English Heritage's concerns, would not compromise the significance of the building and is deemed an acceptable.

- The first floor curved wall is non original and impacts the plan form at this level. Its removal is welcomed.
- The new entrance desk would be freeing standing and not disrupt any architectural features. As such there is no objection to the works
- The new flooring would replace existing non-original floor covering laid over the floorboards. The new oak floor finish would improve the character of the space because it has a better appearance than the existing laminate floor and would not harm the any historic fabric or features in the buildings.
- The new entrance would remove a non-original screen and replace it with a glazed barrier. The barrier would only be attached to the floor and would be a low level allowing the original form and proportions of the vestibule to be better appreciated and recognised. In this regard the works are considered to enhance the character without detriment to the significance of the grade II\* listed buildings.

The proposed works comply with policy DP25 and are recommended for approval.

### Disclaimer

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