

Delegated Report		Analysis sheet		Expiry Date:		25/10/2011	
		N/A		Consultation Expiry Date:		6/10/11	
Officer				Application Number(s)			
Alan Wito				2011/4072/L			
Application Address				Drawing Numbers			
6 New Square London WC2A 3QS				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations to strengthen 20 x timber floor beams over ground, first and second floor levels.							
Recommendation(s):		Grant					
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:		<p>A notice was published in the Ham & High on 15/9/11 with responses due by 6/10/11. A site notice was put up outside of the property which ran from 7/9/11 to 28/9/11.</p> <p>English Heritage was notified of the application and a letter was received back dated 3/10/11 stating that if the authority is minded to grant listed building consent that two conditions should be attached. These conditions have been attached to the consent.</p>					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The building dates from circa 1690-97 by Dr Nicholas Barbon. It forms part of New Square which was designed to be barristers' chambers. It is four storeys in height above a basement. The façade is constructed from stock brick and features typical details from the period such as sash windows flush with the outer face of the building and ornate door cases.

It is grade II* listed and lies within Bloomsbury Conservation Area.

Relevant History

Planning permission and listed building consent was granted on 7/9/11 for internal and external alterations including the introduction of a lift shaft between basement and 5th floor level, a new staircase from ground to basement level, the introduction of dormer windows within the rear roof plane, and the removal of lower ground floor outbuildings (refs: PS9804263R1 and LS9804264R1).

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP25 - Conserving Camden's heritage

Assessment

It is proposed to strengthen the majority of the bressummers in the building as after careful investigation they have been found to be insufficient to support office floor loading or in some cases any significant loading above the self weight of the floor alone.

The strengthening works will involve the cutting of a vertical slot in the middle of the bressummer which is then strengthened with steel reinforcement bars. The slot is then filled with a grouting.

Although the works will result in the loss of some original fabric they allow the bressummer beam to be retained in place with minimal interference to the surrounding historic fabric. Other forms of strengthening such as "doubling up" the bressummer with a modern reinforcing beam would involve a greater intervention as the joists would need to be removed and shortened before they could be reinstated.

The accompanying documents provide details of how the floors will be supported during works and state that all floorboards will be reinstated after the works are complete.

The works allow for essential strengthening works to take place with the minimal loss of original fabric. The special interest of the listed building will be preserved and therefore it is recommended that consent is granted.

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