

Delegated Report		Analysis sheet		Expiry Date:	06/10/2011
		N/A		Consultation Expiry Date:	15/09/2011
Officer			Application Number(s)		
Jenna Litherland			(i) 2011/3969/P (ii) 2011/3970/L		
Application Address			Drawing Numbers		
School Of Oriental And African Studies 10 Thornhaugh Street London WC1H 0XG			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>(i) Installation of new louvre at lower ground floor level on the south-east elevation and replacement of existing window with new fire door at lower ground floor level on south-west elevation.</p> <p>(ii) Refurbishment of existing catering facilities on lower ground floor level of the Old Building to provide a new kitchen, servery, coffee bar, refectory area, soft seating, office and staff changing facilities and associated external alterations including installation of new louvre at lower ground floor level on the south-east elevation and replacement of existing window with new fire door at lower ground floor level on south-west elevation.</p>					
Recommendation(s):		Grant conditional permission			
Application Type:		Full Planning Permission and 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>Site notice displayed from 17/08/2011 until 07/09/2011. Advertised in the Ham and High Newspaper 25/08/2011.</p> <p>No representations received.</p>					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC: No response at time of drafting.					

Site Description

The application relates to the School of Oriental and African Studies (SOAS) campus on Thornhaugh Street in the Bloomsbury Conservation Area. SOAS consists of a number of buildings linked together. The main entrance to the school is through the grade II listed building dating from circa 1939-45 by Charles Holden which has some art deco detailing. There is a modern, largely glazed infill building containing academics' offices on the north side of the main building, design by McAslan, which is not covered by the listing. Further to the north is the postwar Philips Building, designed by Denys Lasdun.

Relevant History

2011/1830/P & 2011/1829/L – Planning permission and listed building consent granted on 07/06/2011 for the replacement of all Crittall metal windows with double glazed Crittall metal windows with aluminium sub-frame and repair work to stone, pipes and brickwork repointing, re-bedding of coping stones and perimeter wall on new damp course and installation of low level guard rail to sections of perimeter wall.

2007/4561/P – planning permission was granted on 22/11/2007 for the replacement of the existing fixed section of the timber framed windows with double glazed windows (excluding circulation areas and semicircular area) and installation of external window blinds at fourth floor level. The associated listed building consent ref 2007/4563/L including minor internal alterations was also granted on 22/11/2007.

2009/1828/P – planning permission was granted on 16/06/2009 for the alterations to openings on the front and rear elevations and infilling void area at lower ground floor level to create a new post room in the modern buildings (later addition to the grade II listed building), replacement of railings with glazed handrails at the ramped access to the main entrance and infilling front lightwell beneath the ramp to provide additional storage in the grade II listed building (Class D1). The associated listed building consent ref 2009/1508/L including internal alterations in addition to the external alterations was also granted on 16/08/2009.

2009/4193/P – planning permission was granted on 27/10/2009 for the installation of louvres to the top section of window adjacent to the existing fire escape doors on Torrington Square (side) elevation as an amendment to planning permission ref 2009/1828/P granted on 16/06/2009. The associated listed building consent ref 2009/4196/L was also granted on 27/10/2009.

2009/4313/L – listed building consent was granted on 09/12/2009 for the replacement of Crittall style metal windows with double glazed windows and frames.

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 neighbours

Assessment

Proposal

Planning permission is sought for the installation of new louvre at lower ground floor level on the south-east elevation and replacement of existing window with new fire door at lower ground floor level on south-west elevation and various internal alterations at lower ground floor level.

Design

External alterations – The louvre to be installed on the south-eastern elevation would be located across the top panel of window 5. A louvre already exists in the top panel of window 8. The installation of a new louvre is considered to be a minor external alteration which would not unduly harm the appearance of the building or result in an unacceptable amount of window being removed given its position at lower ground floor level. This application also proposed the removal of window 14 on the southwest elevation and replacement with a fire door which would match the design and the proportions of the outer windows and doors at lower ground floor level. This is also considered to be a minor alteration which would not harm the appearance of the building.

Internal works – The lower ground floor of the building is considered to only form a minor part of the significance of the building as a whole. The layout is not considered to be of significance and the fabric to be removed comprises modern lightweight plasterboard partitions. The removal of these partitions and installation of the partitions proposed would not significantly harm the appearance of the building.

The proposed works would preserve the character and appearance of the grade II listed building and its special interest.

Amenity

The proposed works would have not impact on neighbour amenity.

Recommendation: Grant conditional permission

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