

Delegated Report		Analysis sheet		Expiry Date:	06/10/2011	
		N/A / attached		Consultation Expiry Date:	6/10/11	
Officer			Application Number(s)			
Alan Wito			2011/4044/L			
Application Address			Drawing Numbers			
42 QUEEN SQUARE LONDON WC1N 3AQ			See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Details pursuant to conditions 3a & b (section through entrance steps & samples of tiles) of listed building consent (Ref: 2011/2841/L) dated 29 July 2011 for internal and external alterations including installation of doors at basement level and works to front entrance steps.						
Recommendation(s):		Granted				
Application Type:		Approval of Details (Listed Building)				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections
				No. electronic	00	
Summary of consultation responses:		A press noticed was published on 15/9/11 which expired on 6/10/11. A site notice was put up outside of the property which ran from 9/9/11 to 30/9/11. No responses have been received.				
CAAC/Local groups* comments: *Please Specify		N/A				

Site Description

The application site is located on the corner of Queen Square and comprises two 18th century buildings that have been converted into one building that is known as the Mary Ward Centre (Class D1 Educational use). The listing description reports that they were altered in the late 18th century and 20th century. The buildings comprise 3 storeys with attics and basements, yellow stock brick and are 3 windows wide. No. 43 has a late 19th century or early 20th century addition that extends across the full width of the rear elevation. The addition is of limited architectural or historic interest and contains modern interventions including existing suspended ceilings. No. 42 has an Edwardian sculpture studio built to the rear of the original building facing a small light well. Original staircases, fireplaces, ceiling moulding and doors survive.

To the north is Queen Square Garden that is a protected area of public open space. Adjoining the application site to the east is the Italian Hospital, which is four storey plus basement Grade II listed building. This building forms part of Great Ormond Street Hospital. To the west are no's 25 and 26 Old Gloucester Street, which are four-storey Grade II listed buildings. To the north west of the site is the Church of St George the Martyr, which is Grade II* listed. Adjoining the application site to the south is no. 24 Old Gloucester Street, which is occupied by the October Gallery and is Grade II listed.

The application buildings are Grade II listed and are located within the Bloomsbury Conservation Area.

Relevant History

2005/5478/P & 2005/5479/L - Erection of a lift enclosure from basement to 2nd floor within a rear light well, together with associated works of alteration to the rear elevation of building. Granted 06/04/2006.

2008/2181/L - Internal alterations to a Grade II listed building associated with the relocation of offices to third floor and remodel of existing second floor offices into classrooms. Granted 30/07/2008.

2009/2156/P & 2009/2158/L - Internal and external alterations to include the installation of an extract duct flue at rear of site from ground floor level to roof level to education facility (Class D1). Granted 28/07/2009.

2009/2161/L - Internal alterations to include the installation of a disabled chair lift, widening of the existing opening between rooms at second floor level and installation of acoustic flooring within dance hall on first floor level of educational facility (Class D1). Granted 21/07/2009.

2010/1987/P & 2010/1986/L - Internal and external alterations including replacement of a window with a doorway and remodelling of rooms at basement level and alterations to internal doors at first floor level, all in association with existing education facility. Granted 10/6/2010.

2011/2838/P & 2011/2481/L - Internal and external alterations including installation of internal doors at basement level and works to front entrance steps. Granted 29/7/11.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS14 - Promoting high quality places and conserving our heritage

Development Policies

DP25 - Conserving Camden's heritage

Assessment

Condition 3a required the submission of samples of any replacement tiles to the front entrance steps. Prior to submission and site visit was undertaken with the agent where several samples of tiles were inspected, the submitted samples were agreed to be the best match for the existing and are therefore considered acceptable.

Condition 3b required the submission of an existing and proposed section at 1:2 through front entrance landing showing build up of the stair structure, tiles, membrane and the relationship with the existing stone coping and boot scraper.

The submitted details show that the paving level will be maintained to the same height as the existing by using a thinner tile to compensate for the build up of the waterproofing layer. The relationship with the stone coping and foot scraper will stay as existing.

The submitted details are considered acceptable and preserve the special interest of the listed building, therefore it is recommended that the condition is discharged.

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