

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/04/2011	
				<b>Consultation Expiry Date:</b>		17/03/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Jenny Fisher				1. 2011/0766/P 2. 2011/0769/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Religious Society of Friends Friends House 173-177 Euston Road London NW1 2BJ				Refer to decision letter			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
<ol style="list-style-type: none"> <li>1. Installation of four roof lights to Garden Suite roof, two door openings to 2nd floor internal courtyard and installation of eight wind catchers on the roof (Class D1)</li> <li>2. Internal works and Installation of four roof lights to Garden Suite roof, two door openings to 2nd floor internal courtyard and installation of eight wind catchers on the roof (Class D1)</li> </ol>							
<b>Recommendation(s):</b>		<ol style="list-style-type: none"> <li>1. Grant planning permission with conditions</li> <li>2. Grant listed building consent with conditions</li> </ol>					
<b>Application Type:</b>		Full Planning Permission 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	<b>08</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>							
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<u>Bloomsbury CAAC</u>  No comment					

## Site Description

Friends House is Grade II listed and was built in 1927 to the designs of Hubert Lidbetter. It is the premises of the Central Offices of the Religious Society of Friends in Britain. The building stands 3 storeys tall with an attic and basement and is of steel construction, clad in brown brick with Portland stone dressings. The building takes the form of a long rectangular block, divided into three sections by two internal courtyards. The Euston Road elevation is dominated by a Portland stone tetra style in anti's portico whilst the garden facing east elevation is centred on a slightly projecting style in antis portico.

The site is on the south side of Euston Road opposite Euston Square Gardens and within the Bloomsbury Conservation Area.

## Relevant History

2010/6206/P 2010/6219/L Withdrawn

Additions and alterations including installation of three roof lights to Garden Suite at 2nd floor roof level, creation of two door openings to 2nd floor internal courtyard, installation of eight wind catchers at roof level and internal reconfiguration (Class D1).

4/03/2011 2011/0299/P 2011/0301/L Approved

Installation of a platform lift on the east elevation, and associated works to the main entrance of Friends House (Class D1).

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy

CS5 (impact of development); CS10 (support community facilities and services); CS13 (Tackling climate change through promotion of higher environmental standards); CS14 (promoting high quality places and conservation of our heritage); CS16 (Improving Camden's health and well-being);

CS17 (make Camden a safer place)

#### Development policies

DP22 ( Promote sustainable design and construction); DP24 (secure high quality design); DP25 (conserving Camden's Heritage); DP26 (impact on occupiers and neighbours); DP29 (Improving access)

### PPS5 Planning for the Historic Environment

**Camden Planning Guidance: access; conservation area; design; listed buildings; roofs**

**Bloomsbury Conservation Area Statement**

## Assessment

### Proposed

Predominantly the internal re-organisation of 2<sup>nd</sup> and 3<sup>rd</sup> floor offices tot eh east side of the building.

- New W.C. block at 2<sup>nd</sup> floor level.
- Installation of a new glazed screen to 3<sup>rd</sup> floor lift and stair landing.
- Installation of insulated plasterboard to external walls.
- Installation of 8 wind catchers on the flat roof of the east block.
- New ductwork within a suspended ceiling void on 2<sup>nd</sup> floor to provide ventilation for new meeting rooms.
- Reorganisation of internal partition layout to the garden suite on 2<sup>nd</sup> floor.
- Installation of 3 new roof lights and 2 new door openings to an internal courtyard.
- Internal re-organisation of Drayton Rooms in the basement to the west side of the building.

A similar scheme was submitted in late 2010 (refs: 2010/6206/P and 2010/6219/L) but was withdrawn by the applicant following objections being raised regarding the impact on the special interest of the listed building. Since then a number of pre-application meetings have taken place followed by the submission of the current application

### Assessment

#### Internal works

##### *Basement*

Works proposed here are in the area that originally included W.C.s which have long since been removed (after 1968). An inspection of this area showed no features of note survive. By looking at historic plans in the conservation plans it is clear that none of the walls affected are original and the proposed layout has no impact on the interest of this area of the building. It is therefore considered acceptable.

##### *Second floor*

Works proposed on this level are largely acceptable. Spaces comprise modern partitioning which bear no relationship to the original 1928 plans. There are no features of note apart from windows and radiators (as identified in the conservation plan). As part of an energy efficiency programme insulating board would be installed to the internal face of the walls. These walls are of a simple plaster finish with no skirting or cornice. The window reveals are also unadorned. It is considered that the proposed works would not harm the appearance of the room and in line with Policy HE1 of PPS5 which encourages modifications which, where appropriate, reduce carbon emissions.

Copper glazed doors off the main stair landing are original and these will now be retained in their original position with changes being made to the non original partition behind. This is acceptable.

The Garden Suite was originally the caretaker's flat but is now used as meeting rooms. Despite its current uses, the floor plan remains remarkably unaltered and it still has a decidedly domestic feel to it maintaining features such as doors, fireplaces and fitted cupboards. It is noted that this area is considered to be of moderate significance in the conservation plan. The scheme has been revised to retain much more of the cellular arrangement of this space. Openings and partitioning is added to create a more usable space but the overall character would be retained. This is acceptable.

French doors are proposed on the outer wall which faces into the courtyard. Whilst not objectionable in principle the proposed appearance and proportions are considered unsuitable. Revised drawings submitted showing details of the doors are now acceptable.

A number of small roof lights are proposed in this area. Due to their size and positioning their impact of the building would be limited.

##### *Third floor*

Generally works to the third floor proposed involving the non original partitions are acceptable. The existing partitions are clearly modern and do not reflect the original layout of this level.

Insulate of the internal walls is proposed. There is a timber architrave around each window which projects from the face of the wall at this level. Other than this there is little of interest. Given that this area of the building is of minor significance the proposed insulation it is considered acceptable as the shadow gap would express the form and detail of the architrave.

The scheme has been revised and the wall and doors which separate office space from the landing would be retained. The doors would no longer be security controlled therefore a small lobby and security gate would be installed at the top of the stairs. This would be lightweight in design and align with the top of the balustrade. Given its relationship with existing features, its minimal visual impact and its reversibility, this is considered acceptable

#### External Works

French doors opening onto a courtyard (referred to above – *second floor*) and works to the main roof (wind catchers and solar panels are unlikely to be visible from the surrounding area at street level. Although views would be possible from the upper floors of a number of neighbouring buildings it is noted that there is already a

significant amount of rooftop plant on the building and it is considered that the proposed additions will not add appreciably to this and therefore are considered acceptable.

### **Summary**

Details of the doors to the terrace have been submitted and declared acceptable by the Council's Conservation and design Officer. All works are considered to preserve the special interest of the listed building and therefore it is recommended that consent is granted. As such proposed works are in compliance with LDF policies CS14, DP24 and DP25. The inclusion of measures to improve energy efficiency is welcome and in line with LDF policies CS13 and DP22.

A reasonable level of detail has been provided so no additional conditions (listed building) are considered necessary other than the standard ones: CB02A, L02AA.

Recommend approval

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