

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/01/2011							
		N/A / attached		<b>Consultation Expiry Date:</b>		30.12.2010							
<b>Officer</b>				<b>Application Number(s)</b>									
Tina Garratt				2010/5984/L									
<b>Application Address</b>				<b>Drawing Numbers</b>									
Flat 2nd And 3rd Floor 14 Mecklenburgh Square London WC1N 2AD													
<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 to roof, second and third floor level to dwelling house (class C3)													
<b>Recommendation(s):</b>		Grant listed building 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>		Press and site notices were published on 09.12.2010 and expired on 30.12.2010. No responses were received.											
<b>CAAC/Local groups* comments:</b> *Please Specify		English Heritage authorised the Council to determine the application.											

## Site Description

14 Mecklenburgh Square forms part of a terrace of 24 houses on the east side of the square, all of which are Grade II\* listed and are located within the Bloomsbury Conservation Area. No.14 is located at the south end of the terrace.

## Relevant History

9300934 – Application for Certificate of Lawfulness for an existing use of part of a house (Flat 3) as a maisonette. **Granted**

## Relevant policies

### LDF Core Strategy and Development Policies

- **CS14: Promoting High Quality Places and Conserving Our heritage**
- **DP25: Conserving Camden's Heritage**

## Assessment

14 Mecklenburgh Square forms part of a terrace of 24 houses on the east side of the square, all of which are Grade II\* listed and are located within the Bloomsbury Conservation Area. The terrace was completed c.1810-1820 and are built of multi-coloured stock brick with stucco ground floors with the central and end pavilions in stucco. They are 4 storeys high above basements and are largely 2 bays wide. The entrances are reached via a flight of stairs and Nos.12, 14, 16 and 19 retain their wrought iron lamps. Number 14 is stucco fronted at the south end of the terrace. It has been split into three flats; a ground floor/basement flat; a first floor flat and the second/third floor flat that is the subject of this application. The internal layout of the property is typical of a large Regency town house with two front rooms, one rear parlour room and a staircase at the rear. The spine wall and longitudinal stair wall alternate as the mid support for the floor joists from floor to floor. This layout is preserved in the upper flat; in its entirety on second floor and in the majority on third floor. However, on the third floor the layout has been changed by the addition of two bathrooms, one at the front of the property, between the 2 front rooms and one at the centre of the property to create an en-suite to the rear room.

The application has been submitted further to several pre-application discussions and include phase 1 roof alterations which have been completed (these were necessary as a result of water ingress) and phase 2 alterations which are for internal works.

### Roof Repairs

The roof consists of a twin pitch configuration with box gutters to the front and rear elevations and a central gutter/walkway. The roof was covered by fibre cement tiles and was leaking until recently when the Council was approach in relation to repairing the roof. The repair works to the roof have already been completed as a result of the need to prevent further water ingress and have been carried out on a like for basis albeit the cement tiles were replaced with natural slate, a sample of which was approved prior to installation.

### Internal Works

- None of the internal works are contentious. They include the upgrading of electrical and plumbing systems and bathroom fittings none of which involves the removal of any historic fabric.
- None of the fireplaces, which are Edwardian, will be replaced.
- The existing floor joists and boards will be left in place but battens and new floor boards will be added over.
- The proposals include the removal of modern partitions at third floor level which were inserted to create the en-suite bathroom between the 2 front rooms. The removal of the partitions will not involve the loss of historic fabric and the new partitions will not harm original fabric or impact on either of the window openings. The existing bathroom will be remodelled but no new external pipework will be required.

- Repairs some ceilings are necessary as a result of water damaged due to water ingress. Some of the ceilings are lath and plaster but some have been replaced previously with plasterboard. All of the ceilings and cornices will be replaced on a like for like basis.

All of the works are being undertaken based on a conservation approach following a number of pre-application meetings. No historic fabric will be removed unless beyond repair and where repairs are necessary they are being undertaken on a like for like basis. Listed building consent should be granted on the grounds that the works accord with DP25.

**Disclaimer**

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