

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/01/2011	
				<b>Consultation Expiry Date:</b>		05/01/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Jenny Fisher				2010/6167/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
45 Russell Square London WC1B 4JP				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>							
Installation of a soil pipe at third floor level and toilet extract ductwork and internal alterations at basement and third floor level for office premises (Class B1a).							
<b>Recommendation(s):</b>		Grant listed building consent with conditions					
<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	<b>00</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> *Please Specify		<u>Bloomsbury CAAC</u> No comment received  N.B. reference to consultation on planning application 2010/6162. Planning application withdrawn because external works proposed do not require planning approval.					

## Site Description

No.45 forms part of a terrace of 6 listed buildings (Nos. 44-49 consecutive) on the s/e side of the square. The terrace was built c.1800-03 by James Burton and was originally symmetrical with projecting central and end bays. It was altered by PE Pilditch c.1898. The houses are 3 storeys high with attics and dormers and basements. The projecting bays are 4 storeys high and 3 bays wide. The Duke of Bedford was inspired to add the terracotta dressings which adorn the principal elevations which front onto the Square. The building is grade II listed and within the Bloomsbury Conservation Area.

## Relevant History

08/10/2010 (2010/4387/P) planning approval for:  
Change of use from office use (Class B1) to either office (Class B1) or non-residential institution (Class D1).

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy

CS5 (Manage impact of growth); CS8 (promote a successful and inclusive economy); CS10 (support community facilities); CS11 (promote sustainable and efficient travel); CS14 (promote high quality places)

#### Development policies

DP13 (employment premises and sites); DP15 (community uses); DP17 (walking etc.); DP24 (secure high quality design); DP25 (conserve Camden's heritage); DP26 (manages impact of development on neighbours)

### Camden Planning Guidance Bloomsbury Conservation Area Statement

## Assessment

### Proposed

New WC facilities at basement and third floor level. None of the internal works would result in the removal of or harm to historic fabric and are therefore acceptable alterations.

Rear elevations of the houses are visible from Montague Street and are relatively untouched and unadorned with pipework. All pipes on the rear elevations are limited to a maximum of 2 downpipes which run vertically; none project across the façades, as originally proposed. As a result of the 2 new toilets at third floor level, a new cast iron soil pipe was proposed to run externally at the rear and connect the new toilets with the existing external soil stack. Given that the existing pipework at the rear is relatively discrete, the applicant was approached to consider the opportunity of either boxing in the pipework internally or running the pipework beneath the floorboards (if this would not require cutting any floor joists) to limit the external impacts on the rear elevation.

### Application has been revised as follows:

#### Third floor

New extract ventilation installed within roof void, a small discharge pipe installed through roof slope to discharge behind parapet wall to rear. Extract grilles within ceiling. Soil pipe from new toilets drops to high level on second floor and runs with bulkhead. A new plasterboard bulkhead on second floor ceiling to conceal soil pipe. An internal film would be applied to the internal surface of the new third floor WC window.

No additional pipes would now be visible to the rear.

The third floor toilets will also be served by extract ventilation through ceiling mounted air valves connecting to ductwork and a single low noise extract fan mounted within the roof space which will discharge through an extract duct projecting through the roof. The impact on historic fabric would be minimal and the impacts on the external appearance of the building would be reduced by installing the duct behind the parapet to limit its visibility. The roofline is already broken by a ridge lantern therefore the visual impact of the duct will be minimal.

Recommend approval

A condition should be attached to ensure it is dark in colour i.e. black, to limit its visibility. The architect has confirmed that the boxed-in pipes would not affect cornicing or architraves but to ensure that this is so a condition is recommended requiring details in plan form.

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