

Delegated Report Members' briefing		Analysis sheet		Expiry Date: 10/12/2010			
				Consultation Expiry Date: 18/11/2010			
Officer			Application Number(s)				
Jenny Fisher			1. 2010/5355/P 2. 2010/5358/L				
Application Address			Drawing Numbers				
20 Bloomsbury Square London WC1A 2NS			See decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
		Site visit 30/11/2010					
Proposal(s)							
<ol style="list-style-type: none"> Replacement of rear basement boiler room with a retaining wall and grille over and installation of condenser units, alterations to fenestration at rear ground and second floor levels, installation of two rooflights in rear extension, replacement of existing second floor half width extension with new, and installation of a roof light and solar photo voltaic panels in the main roof to existing office building (Class B1) Internal works and replacement of rear basement boiler room with a retaining wall and grille over and installation of condenser units, alterations to fenestration at rear ground and second floor levels, installation of two rooflights in rear extension, replacement of existing second floor half width extension with new, and installation of a roof light and solar photo voltaic panels in the main roof to existing office building (Class B1) 							
Recommendation(s):		<ol style="list-style-type: none"> Grant planning permission with conditions Grant listed building consent with conditions 					
Application Type:		Full Planning Permission Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		A letter of objection has been received from 21 Bloomsbury Square (Quercus Publishing Plc). Property immediately adjacent to the site. The erection of a second story rear extension will adversely affect the amount of daylight and sunlight received in our rear garden and our ground and first floor rear offices <i>Officer Comment</i> This matter is discussed in detail in the assessment of the report below.					
CAAC/Local groups* comments: *Please Specify							

Site Description

Grade II listed terrace house dating from c.1800 – 1805 by James Burton. The terrace is on the north side of Bloomsbury Square. It backs onto gardens to the rear of Bedford Place. The building comprises basement, ground, first, second and third floors. There is a four storey (basement, ground, first, second floors) half width Victorian extension to the rear and a later (20th C.) ground floor addition to the four storey addition. It was originally built as a residence but has been in office use for some time, although the principle layout has remained as originally constructed. It is currently vacant. Located within the Bloomsbury Conservation Area.

Relevant History

None relevant for application premises

21/22 Bloomsbury Square

03/03/2006 (2006/0197/P) Approved

Change of use of 21 Bloomsbury Square (excluding the basement and ground floor) and all floors of 22 Bloomsbury Square from office use (Class B1) to either office (Class B1) or non-residential institution (Class D1).

First and second floors of No. 21 in office use.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (manage impact of growth); CS13 (higher environmental standards);); CS14 (conserve heritage); CS15 (protect open spaces and encourage bio-diversity); CS16 (improving Camden's well-being)

DP22 (sustainable design); DP24 (high quality design); DP25 (conserve Camden's heritage); DP26 (impact on occupiers and neighbours); DP28 (noise and vibration)

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

Proposed

Throughout building - existing internal vertical riser removed and mouldings, skirtings and wall finishes made good. An external riser would be installed to replace the internal riser. Unsympathetic additions (drain pipes) would be removed from the exterior of the building.

All materials would match existing.

Basement

Refurbishment of existing kitchen. Demolition of rear boiler room; replaced with new brick built wall with black painted aluminium grille over for plant installation including new condenser units.

Ground floor

Internal alterations. Existing steel framed windows opening onto open space within flank wall of extension removed and replaced with new timber framed windows to match existing. A steel framed window would be removed and replaced with full height double glazed timber doors with side lights. Two new lantern lights would be added to the roof of the rear extension. These would not be visible from the public realm and are acceptable.

First floor

New timber framed double glazed rooflights in roof of the 20th C. ground floor addition replacing existing rooflights.

Second floor

Demolition of second floor of Victorian 4 storey extension (forms half landing inside the building). The existing extension is 2.7m. (d) x 2.6m. it then drops back (adjacent to No. 21) by 1.5m. for a width of 1.8m. The new extension would match the dimensions of the first floor. An additional 3.2m. would be added to the flank wall adjacent to No. 21.

Third floor

Internal alterations

Roof

Removal of large skylight, installation of a new top hung rooflight. Installation of photo voltaic panels. Rooflight and panels would be installed on the inward facing pitch of the roof and would not project beyond the ridge of either roof pitch

Amendment

- Alteration to third floor staircase
- Alteration to cupboard door in front room at ground floor level.
- Levelling 2nd/3rd – originally proposed to jack up the existing floors. Given the high quality of mouldings etc. firings will be used instead as discussed during site visit with officers.
- Draught lobby at ground floor level falls across some very good dado mouldings. It would be moved and the moulding below dado level and above picture rail level would be re-instated.

The main issues in this case are the impact on special historic character of the building, character and appearance of the conservation area and amenity.

Design

Minor works of internal alterations are proposed including the removal of some non-original partitioning and levelling of the floor at attic level, removal and relocation of existing risers from the interior staircase and rear rooms to the rear extension, and the formation of a new door within the basement. It is considered that they would not harm the special interest of the building

External works include alteration to the fenestration of the modern rear ground floor extension and installation of louvers (to plant area) within the basement level extension are considered uncontentious. Also proposed is the replacement of the existing rooflight and installation of solar panels on the inner roof slope. The size and position of these items would not have a detrimental impact on the appearance or special interest of the building. Proposed is the reconfiguration of the existing second floor closet wing extension to make it deeper; it would match the footprint of the first floor extension below. The additional depth at this level will not have a detrimental impact on the appearance or character of the rear of the building, nor the appearance or consistency of the rear of the terrace, which supports a variety of extensions. The extension can be seen from Bedford Row but alterations proposed would not have a harmful impact on the streetscene or views of the back of the terrace.

Finally, the reinstatement of the lost curved cupboard door within the front ground floor room was discussed on site. This is considered to be acceptable in principle as it will reinstate the symmetry of the rear wall of this room – matching the curved hallway door - and therefore improve the character of the room. This is not shown on the originally submitted drawing but Design Officer happy to approve a substituted plan. Revised

subsequently submitted.

Amenity

Mechanical plant:

The proposed VRV (variable refrigerant volume) recovery system will be installed at 20 Bloomsbury Square; Part of the system includes a single external condenser unit and associated pipe work connections.

The Council's Environmental Health Officer has read through the applicant's acoustic report and noise survey. The proposed Condenser unit Type REYQ26P8 will have an output noise level of 27dB. The report demonstrates that when the plant is installed and in use it will meet Camden Planning noise criterion. All recommendations in the report must be adhered to.

Daylight:

The layout of No. 21 is a mirror image of No. 20. The second floor window to the rear of No. 21 is set in 1.5m. from the flank wall of the extension. There is an open space between the rear elevation of the buildings and the flank wall of No 40 Bedford Place and a large open space to the rear of both terraces (Bedford Place and Bedford Square). Second floor rooms to the rear of No. 21 are in office use, therefore any loss of natural light is considered of less importance than if the use had been residential and they had been habitable rooms. It is considered that given the open space to the rear of the terrace, clearly visible from Bedford Place, any loss of light is likely to be unnoticeable and given the rooms are in commercial and not residential use it is considered that it would not be expedient to refuse alterations to the existing extension at this level on the grounds of loss of light to an office in the adjoining premises.

Summary

Works proposed would allow the servicing of the building to be relocated from principle rooms and some of the important interiors in the principal part of the building to be returned to their original form. Minor amendments to the rear of the building would contribute to the creation of a more energy efficient property. The special historic character of the building would be retained and there would be no adverse impact on the character and appearance of the conservation area or amenity of adjoining occupiers.

Recommend approval

DISCLAIMER

Decision route to be decided by nominated members on Monday 6th December 2010.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>