

Delegated Report		Analysis sheet	Expiry Date:	10/09/2010
		N/A / attached	Consultation Expiry Date:	12/08/2010
Officer			Application Number(s)	
Tina Garratt			2010/3161/L	
Application Address			Drawing Numbers	
36 Lamb's Conduit Street London WC1N 3LJ			Site location plan; LSC GA 001 A B (Existing) LSC GA 001 A A (Proposed Ground floor) LSC GA 002 (Proposed Basement) 190-GF-ELEV.DWG REV 02; 190-LG-SECT.DWG REV 02;	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Demolition of a small modern stud wall at ground floor level, reconfiguration of modern partitions at basement level and the erection of a new stud wall at ground floor level to create a hallway improving access between the basement and the rear residential unit.				
Recommendation(s):		Grant Listed Building consent		
Application Type:		Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Several neighbours have been consulted but consultation was not necessary as the proposals are solely for internal works to a listed building.					
CAAC/Local groups* comments: *Please Specify	Despite the proposals comprising only internal works to a listed building and no consultations or site notices were necessary, the Bloomsbury CAAC were consulted and a site notice was erected. No comments were received.					

Site Description

No.36 is a Grade II listed building which falls within the Bloomsbury Conservation Area. It is located on the east side of Lamb's Conduit Street, opposite the junction of Dombey Street and forms part of a wider terrace of listed buildings (Nos.28-38) which front hard against the back of the pavement and forming a homogenous group.

Relevant History

2009/4688/P Existing use of lower ground floor and ground floor as a mixed use comprising a Class B1 business unit at front part of both floors and a Class C3 non-self-contained residential unit at rear part of both floors.

Granted – 20.10.2009

2009/3007/P Certificate of lawful development for existing use of building as part B1 office, part residential (C3 Use Class) at lower ground floor and ground floor levels. Refused - 13/8/2009

L9601502 Partial demolition of floor and wall and formation of staircase and enclosing walls and roof.

Granted – 17.05.1996

9401221 Change of use and works of conversion to provide one self-contained residential dwelling unit on each building above ground floor level as shown on drawing numbers 36/01 & 38/01 dated Oct 1994 as revised by letter dated 2 November 1994. Granted – 05.08.1994

9470243 Internal alterations in connection with works of conversion to provide two self-contained dwelling units as shown on drawing numbers 36/01 & 38/01 dated Oct 1994 as revised by letter dated 2 November 1994. Granted -05.08.1994

HB2748 Retrospective listed building consent for retention of a plasterboard partition in the ground floor front office. Granted – 14.10.1981

Relevant policies

Replacement Unitary Development Plan 2006

Policy B6 – Listed Buildings

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

No.36 is a Grade II listed building which falls within the Bloomsbury Conservation Area. It is a four storey building rising to a parapet and is 2 bays wide and built of yellow stock brick. The building fronts hard against the back of the pavement and forms part of a group of listed buildings (Nos.28-38). The ground floor level has what appears to be a late 20th century shop front comprising a central bay window flanked by doorways; that to the right leading into the shop, that to the left providing access to the residential upper floors. The windows at first floor level are set within round-arched recesses whilst those at second and third floor level have gauged brick flat arched heads. Nos. 34 and 36 appear as a pair and have a continuous parapet.

The interior of the building at basement and ground level retains little of architectural interest except for some cornicing at ground floor level. Of most interest is what appears to be a two storey former stable block at the rear of the property which is evident on O.S. maps.

The ground floor of the building has been altered by the removal of the original spine wall between the front and rear rooms at ground floor level and the erection of a small stud wall within the rear room creating a lobby for the staircase leading to the basement.

The proposals seek:-

1. **The realignment of modern internal partitions at basement level**

The basement beneath this building is quite substantial and includes external coal vaults to the rear. The basement is subdivided by load bearing walls reflecting the upper floor layout and further by modern partitions which were inserted when the basement was used as a photographic studio and are not of historic merit. The removal of the modern partitions and the erection of new partitions to create a hallway and 2 rooms at the front of the building at basement level are reversible alterations which will cause no harm to the internal character of the listed building.

2. **To remove the existing lobby partition and insert a new partition to create a hallway at the rear of the rear room to subdivide the residential and business uses**

The partition is a modern addition, erected to create a lobby access to the basement stairs. Part of the stud wall is to be removed and a new partition erected between the existing doorway and the party wall to create a hallway providing separate access between the residential element at the rear of the building and the basement eliminating the need to enter the shop within the front rooms at ground floor level.

The new partition will abut the chamfered wall (which no longer retains a fireplace or grate) and is to be scribed around the original cornice so that it remains unaltered. The original cornice and skirting will be replicated on the new partition (on the shop side elevation) to enhance the appearance of the room. A small cupboard will be created within the new hallway to house the existing alarm boxes and this partition will also be scribed around the cornice.

Summary

None of the proposals would result in the loss of or harm to historic fabric within the building. The proposed changes to the internal layout are reversible alterations which will have little impact on the internal character or appearance or special interest of the building. Accordingly the works accord with Policy B6 of the UDP and listed building consent is recommended with a condition to ensure all new partitions are scribed around the existing cornices to ensure they are not damaged.

Informatives

The plans which were submitted for this application were based on the plans submitted as part of a previous application and include use classes for the various rooms at basement and ground floor level. This application for listed building consent relates solely to the changes to the internal configuration of the building. Proposals for change of use of any parts of the property are likely to require planning permission.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613