

Delegated Report		Analysis sheet		Expiry Date:		16/08/2010	
		N/A / attached		Consultation Expiry Date:		30/07/2010	
Officer				Application Number(s)			
Hannah Walker				2010/3267/L			
Application Address				Drawing Numbers			
20 Bedford Way London WC1H 0AL				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations to level 4 library.							
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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		English Heritage have granted flexible authorisation to determine this application. Site notice – no responses.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

This Grade II* listed building designed by Denys Lasdun and Partners dates from 1970-76 and was extended in 1990-93. It is constructed from in situ reinforced concrete and pre-cast mullions, with a cladding of prefabricated bronze anodised aluminium panels and window sections. The building stands 6 storeys tall above ground, with three basement storeys. The building also sits within the Bloomsbury Conservation Area.

Relevant History

Listed Building Consent (2004/0263/L) was **granted** on 23 April 2004 for internal refurbishment of laboratories at Level 9, involving the removal of internal non-load bearing partitions and the installation of new partitions and doors, together with duct works at 5th floor level.

Listed Building Consent (2005/1760/L) was **granted** on 24 June 2005 for internal alterations to lecture room.

Listed Building Consent (2005/2824/L) was **granted** on 24 August 2005 for partial demolition for internal alterations of non load bearing walls.

Listed Building Consent (2006/2614/L) was **granted** on 16 August 2006 for various internal alterations to existing educational institute (Class D1).

Relevant policies

Replacement Unitary Development Plan 2006 – 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

This application proposes various internal alterations to the library at 4th floor level. The listing description for the building specifically states that “The upper teachings spaces were designed to be flexible, and continue to be altered regularly – a tribute to the success of the original concept.”

It is proposed to introduce a glazed wall to form a corridor through the portion of the library that is within the original building – an extension was added in 1990-93. This wall is similar in design to that consented under application 2006/2614/L and the new partitions line up with the original vertical concrete fins that delineate the window bays. Whilst it will result in a subdivision of the overall space, this is considered to accord with the ongoing internal flexibility of the building and will not harm its special interest.

A staircase linking levels 3 and 4 is to be removed so as to allow for the subdivision of the space. This dates from the library extension in 1990-93 and its removal is not considered to harm the special interest of the listed building.

The entrance area to the library is to be refurbished through the removal of the existing modern office space and the creation of an informal seating area. This is within the modern library extension and the works are not considered contentious.

Secondary glazing is proposed. This will match the detail of that consented under application 2005/1760/L – a simple casement window set back behind the concrete fins. This is considered discrete and sympathetic, allowing the original windows to remain unaltered.

A new suspended ceiling is to be inserted. This is cut back from the windows so as to avoid visual conflict with the window heads and so as to not be visible from the exterior.

Servicing in the refurbished areas is to be updated as it is now 30 years old – heating and electrical systems are to be renewed and additional thermal insulation introduced to the panels below the windows. These works are not considered contentious.

The proposed alterations are of a high quality, reflecting the building's inherent flexibility, and as such will have no detrimental impact on its special interest. Recommend approval.

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