

Delegated Report		Analysis sheet		Expiry Date:		13/08/2010	
		N/A / attached		Consultation Expiry Date:		30/07/2010	
Officer				Application Number(s)			
Amanda Peck				1. 2010/3428/P 2. 2010/3452/L			
Application Address				Drawing Numbers			
20 Mecklenburgh Square London WC1N 2AD				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1. Replacement of first floor rear sash window with French door and fixed lights to existing non self contained maisonette (Class C3). 2. Internal and external alterations at basement, ground and first floor level to existing non self contained maisonette (Class C3) including replacement of first floor rear sash window with French door and fixed lights.							
Recommendation(s):		1. Grant Planning Permission 2. Grant Listed Building Consent					
Application Type:		1. Full Planning Permission 2. Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed between 9 th July and 30 th July and no responses were received.					
CAAC/Local groups* comments:		Bloomsbury CAAC – No comment					
*Please Specify							

Site Description

Grade II* listed building located within the Bloomsbury Conservation Area, which is part of a terrace of 24 houses forming the east side of Mecklenburgh Square, and dating from the 19th century. The property is a Georgian townhouse constructed from multi-coloured stock brick with stucco ground floors. Application relates to existing non-self contained maisonette at basement, ground and first floor levels. A further non selfcontained maisonette is at 2nd + 3rd floor levels

Relevant History

- 2009/5053/P The erection of three storey rear extension following demolition of existing two storey rear extension; and associated alterations to residential flat (Class C3). Withdrawn 10/05/2010
- 2009/5055/L Alterations in association with the erection of three storey rear extension following demolition of existing two storey rear extension; and associated internal and external alterations to residential flat (Class C3). Withdrawn 10/05/2010
- 2007/0844/I Internal alterations to replace part of ceiling and cornices in dining room of existing residential flat (C3 use). Approved 25/05/2007

- 2004/5393/L - Installation of fire-separating partitions and self-enclosure of lower flat. Granted February 2005
- 8870009 and 8800025 Erection of a new mansard floor to provide a new bathroom and living area LBC and PP both refused 13/04/1988

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B6: Listed buildings

B7 Listed buildings

LDF Core Strategy and Development Policies

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

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

Proposal

Internal and external alterations to aid the use of the non self contained maisonette. Currently the applicant owns and occupies the basement, ground and first floor of 20 Mecklenburgh Square. He shares the stair and hallway with the owner occupiers of the second and third floors. Works also improve some of the alterations made to the building when it was divided into two.

The works include;

1. Replacing the basement stair
2. Creating a link over the new basement stair lobby to connect ground floor front and rear rooms
3. Installing a bathroom beneath the basement stair
4. Replacing the door to the ground floor rear room
5. Removing a partition which currently divides the main staircase and adding a elliptical timber partition installed at first floor landing level and
6. Replacing the first floor rear window with French doors and side lights.

Revisions

Works which have been omitted from the scheme following request by the Council as part of the application include;

- Replacing the rear room basement door and window.

This existing door and window is considered to be of historic and it is felt that it should be retained. As such the element of the scheme has been removed from the proposal.

Assessment

1. The basement stair is not of any historic value and its replacement is considered acceptable. The handrail and rounded posts to the staircase between ground and basement levels may be original and are of significance. These features are to be retained and reused.
2. Creating a passage between front a rear room (the central staircase separates the rooms at present) is considered acceptable. This arrangement is already found on numerous properties along the terrace and a blank opening, with architrave, exists in the rear room at present suggesting access from the rear room in this location in the past.
3. The design of the bathroom beneath the stair has been amended to retain and incorporate the original stone shelves. This is considered to preserve the special interest of the building and is acceptable.

4. The existing door is non-historic and clearly too small for the openings. The replacement door would better match the size, form and appearance of the ground floor and is considered to enhance the special character of the building.
5. Removing the partition to better reveal the main staircase is welcomed in listed building terms. The new elliptical timber partition is considered to be a cleverly designed screen which would allow the flats to be self-contained without undue harm to the listed building. The work is reversible and would not connect to the stone landing.
6. There is no objection in principle to the replacement of the first floor window at the rear. The window is a later addition and numerous properties along the terrace prove that French door are present at this level. The design of the doors has been amended in line with our requests to exactly match the existing original single glazed French door with lambs tongue glazing bar which is found at ground floor level

This proposed works are a result of a number of revisions requested by the Council. The alterations have adequately addressed the Council's concerns, would not compromise the special architectural and historic interest of the grade II* listed dwelling and therefore the proposal is deemed acceptable.

The proposal to replace the first floor window with a door is not considered to have any impact on the amenity of neighbours in terms of overlooking because there are no changes proposed to the size or location of the opening.

Recommendation

1. Grant Planning Permission
2. Grant Listed Building Consent

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