

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>06/08/2010</b>	
		N/A		<b>Consultation Expiry Date:</b>		30/7/10	
<b>Officer</b>				<b>Application Number(s)</b>			
Alan Wito				2010/3117/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Connaught Hall 36-45 Tavistock Square London WC1H 9EX				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Approval of details pursuant to condition 3 A & B (for the approval of new slate mansard roof and mineral surface cap sheet) relating to listed building consent 2010/0142/L for: Works associated with the refurbishment alterations and renewal of the existing roof to a hall of residence (Class C2).							
<b>Recommendation(s):</b>		<b>Grant Approval of Details (Listed Building)</b>					
<b>Application Type:</b>		<b>Approval of Details (Listed Building)</b>					
<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>		A site notice was put up outside of the property from 9/7/10 to 30/7/10 but no responses were received as a result of this.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					

## Site Description

Nos 29-45 Tavistock Square form a terrace of 17 houses designed by Lewis Vulliamy circa 1825-6, grade II\* listed. The buildings comprise 4 storeys with attics and basements, they are 3 windows wide with stucco ground and basement facades and brickwork above. The façade is symmetrical with projecting bays, Ionic columns and pilasters. Whilst the front is original in the 20<sup>th</sup> century it appears to have been largely re-faced as to the rear and a mansard roof was added. A single storey rear extension was a 1950s addition.

The site is on the west side of the Square and now used by the University of London as an inter-collegiate hall of residence providing student accommodation.

The site is located within the Bloomsbury Conservation Area.

## Relevant History

Planning permission and listed building consent were granted on 1/3/10 for the refurbishment, alterations and renewal of the existing roof to a hall of residence (refs: 2010/0119/P and 2010/0142/L).

## Relevant policies

### Replacement Unitary Development Plan 2006

Policy B6 – Listed Buildings

### LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden's heritage

*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

Condition 3 of 2010/0142/L

*“Samples in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:*

*a) new slate to mansard roof;*

*b) membrane system with blue/grey mineral surface cap sheet”*

Part A – The approved drawings show that the roof will be re-covered in natural slate. A sample of a Cupa 4 natural slate has been submitted. This grey in colour and an appropriate thickness and texture. It is considered acceptable for the mansard roof.

Part B – The top of the mansard will be re-covered in mineral surfaced cap sheet which will be grey in appearance. Given that this area of the building will not be visible and the mansard is a non-original structure it was considered acceptable to use this material when granting listed building consent. The proposed sample is considered acceptable in terms of its colour and finish.

The submitted samples are considered to conform with the approved drawings and will ensure that the appearance of the mansard roof when re-covered will preserve the special interest of the listed building, therefore it is recommended that the condition is discharged.

### **Disclaimer**

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