

Delegated Report		Analysis sheet		Expiry Date:		14/05/2010	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2010/1349/L			
Application Address				Drawing Numbers			
48 Gordon Square, London, WC1H 0PD				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations including the creation of a bathroom on the third floor following demolition works.							
Recommendation(s):		Grant					
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:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application building is one of seven mid nineteenth century terrace houses. It is five storeys in height with a basement below. The exterior is built from stock brick with stucco detailing.

It is grade II listed and lies within Bloomsbury Conservation Area.

Relevant History

Permission was granted on 19/6/75 for internal alterations involving the formation of a new bathroom at third floor level and minor alterations (ref: HB1071).

Permission was granted on 1/5/79 for alterations at 3rd and 4th floor levels to convert the property into two self-contained dwellings, including and opening in the party wall between 48 & 49 at 3rd floor level (ref: HB2143).

Permission was granted on 15/5/79 for the change of use from a single dwelling to two self-contained dwellings comprising a maisonette on the basement, ground, first and second floors and a maisonette on the third and fourth floors (ref: 28097).

Permission was granted on 21/8/81 for the use of the basement as a self-contained residential dwelling unit (ref: 32671).

Planning permission was granted on 3/3/94 for the change of use for a limited period of the basement from residential to use for pastoral purposes by the Anglican Chaplaincy to the University (ref: 9301585).

Planning permission was granted on 1/4/99 for the extension of temporary change of use of these basement premises from residential to use by the Anglican chaplaincy to the university for pastoral purposes (ref: PS9904108).

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

The building remains remarkably well intact and maintains many of its original features. The proposals are sympathetic in nature and maintain the character of the building as a residential property. All works are internal and have no impact on the exterior.

Presently a lift runs from basement level up to the second floor (with the over-run continuing to the third floor) and it is proposed to remove this in its entirety. The lift appears to be quite old and is certainly not a recent addition to the building. Whilst it might be of some limited interest in terms of the evolution of the building it does encroach significantly on the floor plan, especially on the principle floors. It does not have any features or decoration of note and is purely functional in appearance. Because its removal allows the original floor plans of the affected levels to be reinstated it is considered acceptable.

Basement

The works on this level are fairly minor and remove a lot of unsympathetic additions such as the plant room and pipework. The pantry is to be removed to provide a larger bathroom. Such features can be interesting reminders of the domestic lay out of this level, however in this case any feature of note (such as shelving) has been removed and therefore the proposals are considered acceptable.

Ground floor

The works here are relatively minor and do not have an impact on the special interest of the listed building.

First floor

A new fireplace is to be installed in the rear portion of the floor. Originally there would have been a fireplace in this location, so subject to a suitable design being approved by condition this is acceptable.

Second floor

This level sees the removal of many later partitions which provided a kitchen area and storage and sees the layout restored back towards the original. This is seen as an improvement to the building.

Third floor

Again the works mainly involve the removal of non original partitioning and takes the layout back closer to the original.

Fourth floor

Minimal changes are proposed to this level, none of which affect the special interest of the building.

Services and lighting

Vertical pipework will be chased into the walls or connect into existing external SVPs which is considered an improvement over the present arrangement where most services are surface mounted to the internal walls (and will be removed as part of this scheme).

Although downlighters are proposed these have been confined to the basement and upper floors, but not in the principal rooms and stair compartment which have more elaborate cornices. In the principal rooms reversible, suspended lighting would be installed which would cause minimal damage to the fabric and would be clearly seen as a modern and lightweight addition.

Recommendation

The proposed works are considered be sympathetic and remove many harmful alterations from the past. The special interest of the listed building would be preserved and therefore it is recommended that consent is granted.

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