

Delegated Report		Analysis sheet		Expiry Date:		22/03/2010	
		N/A		Consultation Expiry Date:		3/3/10	
Officer				Application Number(s)			
Alan Wito				2010/0536/L			
Application Address				Drawing Numbers			
22 Gordon Square London WC1H 0AG				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations and refurbishments to lower ground floor level.							
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:		A site notice was put up outside of the property which ran from 10/2/10 to 3/3/10 but no responses were received as a result of this.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

This building is a grade II listed property originally built (in the mid nineteenth century) as a house in part of a terrace of ten properties. It is now in use by UCL but the proposed works only affect the basement level and one door at ground floor level.

The site is within Bloomsbury Conservation Area.

Relevant History

Planning permission and listed building consent were refused for alterations including replacement of external windows at lower ground floor level and internal alterations and refurbishments to lower ground floor level on 21/12/09 (refs: 2009/3652/P and 2009/3655/L).

Listed Building Consent was granted for internal alterations required under the Fire Precautions Act 1971 on 21/11/84 (ref: 8470243).

Relevant policies

Adopted UDP 2006 Policy B6 – Listed Buildings

Assessment

The main difference with this application and the previously refused scheme is that the proposed replacement of the original windows has been omitted (these are now to be refurbished) which was the contentious element of that that scheme.

Proposals are now confined to the interior of the building at lower ground floor level. The most noticeable proposed alteration is the removal of the partition with the rear main room (B14). This cuts clumsily across a chimney breast and its removal is welcomed as an improvement to the layout of this floor level. A new partition is proposed to infill the opening between the front and rear room. It is unlikely that this opening is original and the partition would have no impact on the original lay out.

In the rear wing it is proposed to reorder the space to provide more accessible services. As this space is of limited interest and has probably been altered in the past it is considered acceptable. The subservient and service character of this space would be retained.

A number of non original doors are to be replaced but this is considered acceptable.

The proposed works preserve the special interest of the listed building and therefore it is recommended that consent is granted.

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