

Delegated Report		Analysis sheet		Expiry Date:		21/12/2009	
		N/A / attached		Consultation Expiry Date:		17/12/2009	
Officer				Application Numbers			
Max Smith				2009/3652/P 2009/3655/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)							
1) Alterations including replacement of external windows at lower ground floor level of university building (Class D1). 2) Alterations including replacement of external windows at lower ground floor level and internal alterations and refurbishments to lower ground floor level.							
Recommendations:		Refuse planning permission and listed building consent.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	01	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses received to date.					
CAAC/Local groups comments:		Bloomsbury CAAC have not responded to the application to date.					

Site Description

A grade II listed terrace in use as a university building. The property is located in the Bloomsbury Conservation Area.

Relevant History

No relevant history.

Relevant policies

Camden Replacement Unitary Development Plan

SD6 – Amenity for occupiers and neighbours

B1 – General Design Principles

B3 – Alterations and Extensions

B6 – Listed Buildings

B7 – Conservation Areas

Camden Planning Guidance 2006.

Bloomsbury Conservation Area Statement.

Assessment

Proposal

The refurbishment of the property's lower ground floor, including the replacement of existing external windows with double glazed ones.

Main Issues

The impact of the proposal on the appearance and character of the listed building and the Bloomsbury Conservation Area and whether there would be any impact on neighbourhood amenity.

Residential Amenity: There would be no impact on residential amenity.

Impact on Listed Building and Conservation Area

Internal alterations: In terms of the impact on the floor plan the proposed works are considered acceptable. The removal of the glazed screen from the rear room is acceptable as it is a non original partition which cuts across the chimney breast. At the foot of the stairs it is proposed to reinstate the door through to the front room which is welcomed. Additionally the large opening between front and rear rooms is infilled which restores the original layout of this level.

Plans from the 1960s show the layout of the rear wing as it is at present. However an inspection of this part of the building revealed nothing of interest and although old, the layout is almost certainly a 20th century alteration and therefore the proposed rearrangement of this space is considered acceptable. Although the existing doors may not be original they are certainly of some age and are appropriate in terms of their design, being simple four panel designs without mouldings. These should be retained or reused rather than replaced.

External works: It is proposed to replace most of the external windows on the building at lower ground floor level. Windows W4, W05, W7, W11 and W12 appear to be original (although W7 has had a side light added) and therefore in principle their replacement is considered unacceptable. An inspection of these windows did not show them to be in a condition that would warrant their replacement. The proposed use of double glazing with adhered glazing bars would only exacerbate the harmful impact on the special interest of the listed building. There would be no objection to the removal of the vents on these windows.

A new small vent is proposed on the side wall of the rear wing. Given its location at the back (more utilitarian) of the building and its small size it is not considered to harm the special interest of the building.

The plans indicate that Yorkstone pavings would be removed and replaced with 'concrete pavers blended with Yorkstone Aggregate' to the rear. This alteration would be unacceptable. However, these works are located outside of the red line site boundary and therefore are not considered to form part of the application.

Amendments were sought but have not been received. The proposal is therefore considered to be harmful to the character of the listed building and conservation area contrary to policies B6 and B7.

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