

DISCLAIMER

Decision route to be decided by nominated members on Monday 01st January 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	26/05/2009
		N/A	Consultation Expiry Date:	21/05/2009
Officer			Application Numbers	
Tania Skelli-Yaoz			(1) 2009/1688/P (2) 2009/1691/L	
Application Address			Drawing Numbers	
Rockefeller Building 21 University Street London WC1E 6JJ			See decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
		Edward Jarvis		
Proposals				
(1) Additions and alterations to include refurbishment of main entrance including the installation of external handrails and lighting to main entrance on University Street to UCL Medical School (Class D1).				
(2) Alterations to include upgrade and refurbishment of internal common areas including main entrance, corridors, stairs and toilets to provide new reception facilities and internal security gates, relocation of basement toilet to ground floor, removal of internal partitions and installation of external handrails and lighting to main entrance on University Street.				
Recommendation(s):	Grant planning permission Grant listed building consent			
Application Type:	Full Planning Permission Listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	No responses received to date.					
CAAC comments:	<p><u>Bloomsbury CAAC:</u> object.</p> <ol style="list-style-type: none"> 1) Proposed new marble floor should extend to whole of front entrance floor, including location of proposed security gates and instead of proposed matting. 2) Not clear of the various existing lobby doors match traditional design. If so, then replacement doors should be similar. 3) External handrail appears simple and appropriate. Just ensure metal section not too small. 					
Site Description						
<p>The application site is a multi-storey 1907 classical building with some late 20C rear and rooftop additions. It is in use as an education building part of UCL Medical School. It was listed grade II in 1990 and is within the Bloomsbury CA.</p>						
Relevant History						
<p>2008/1586/P & 2008/1394/L New external wheelchair and disabled access ramp and associated modifications to existing entrance door to provide disabled access to existing university building (Class D1) access ramp. Granted 12/05/2008.</p>						
Relevant policies						
Camden Replacement Unitary Development Plan: Policies SD1, SD6, B1, B3, B6, B7						

Assessment

Permission is sought for works of upgrade and refurbishment to internal common areas including main entrance, corridors, stairs and toilets to provide new reception facilities and internal security gates, the relocation of a basement toilet to the ground floor, removal of internal partitions and installation of external handrails and lighting to main entrance on University Street.

Design-

The main works are focused around the entrance foyer and main stair area. These spaces, which retain a high level of original features and facing material, are amongst the most significant internal spaces with regard to the special interest of the building. Internally the historic and architectural interest of the building is focused in the entrance lobby and some principal rooms including the grand library. Much of the rest of the building has seen 20C institutional refurbishments and building regulations upgrades of poor architectural quality.

The entrance foyer works relate to the provision of turnstile barriers and a new reception area. Of interest is an historic wind lobby which has been modified previously to add and then remove revolving doors. The historic part of this element will be retained by the proposal, with the replica internal doors (not in original position) removed. The proposal involves two openings in original walls, one for a door and the other for a reception counter. These are in areas of little surface treatment significance. The turnstiles are to be fixed to flooring which has previously been altered in relation to former lobby works.

The existing marble floor in the foyer would be retained apart from a damaged and worn 1m wide section next to the door, which would be replaced with an entrance carpet, and a non-original UCL logo in the centre of the floor to be replaced with marble to match. This is considered a reasonable approach to refurbishing this space.

Other work includes new entrance handrails and lamps and display cases in former staircase window reveals (internalized as a result of existing rear extensions). Details of handrails, lamps, display cases, doors, reception desk and roller shutter and new soffits have also been submitted and are considered acceptable.

The proposals are considered respectful to the character of the listed building acceptable subject to a condition requiring a method statement for the repair of alabaster surfaces.

Access- Wheelchair access has already been approved under a previous pp (see above). The proposed handrails and lighting to the front main entrance is considered an improvement and acceptable.

Amenity- There are no other amenity issues raised as part of this application.

It is therefore recommended to grant planning permission and listed building consent.