

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		15/01/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Walker				2008/5284/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
34 & 35 John Street London WC1N 2AT				Refer to 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>							
Details of a method statement pursuant to condition 3(a) of the listed building consent dated 12/10/07 (2007/3743/L) for Internal and external works including change of use of the premises from office use (B1) to residential use (C3) to form two single family dwellinghouses.							
<b>Recommendation(s):</b>		<b>Approve Details</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>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

### Site Description

This Grade II listed building forms part of an original terrace of 8 houses, dating from c.1754-59. The buildings stand 4 storeys tall with basements and are constructed of multi coloured stock brick. The site is located within the Bloomsbury Conservation Area.

### Relevant History

Planning permission (2007/1923/P) and Listed Building Consent (2007/1924/L) were **refused** on 24 July 2007 for the “Erection of a roof extension at fourth floor level to accommodate additional office space.”

Planning permission (2007/3742/P) and Listed Building Consent (2007/3743/L) were **granted** on 20 August 2008 and 12 October 2007 respectively for the “Change of use of the premises from office use (B1) to residential use (C3) to form two single family dwellinghouses with basement extension.”

Planning permission (2007/5927/P) and Listed Building Consent (2007/5929/L) were **granted** on 7 May 2008 for “Internal and external alterations in connection with the erection of 1.1m metal railings at roof level to facilitate the use of the roof of both properties as terrace areas with new roof slopes to the rear.

### Relevant policies

B6 – Listed Buildings

## Assessment

This application seeks to discharge condition 3a of Listed Building Consent 2007/3743/L which requires the submission of details, including method statements and plans, of any proposed structural works to the building.

Following site visits to the properties it was apparent that the following works had already been undertaken without listed building consent.

1. Removal of the ground floor structure in the rear room of no.34, including timber floor joists and two large timber bressumers. This had been replaced by a new floor of joists running from the rear exterior wall to the spine wall, and supported on the new steelwork within the basement. The timber bressumers had been cut into short sections but were still retained on site. However, the joists had been disposed of. These works were considered totally unacceptable, resulting in the loss of a historic floor structure. Furthermore, the newly inserted floor did not accord with the layout of the previous floor and lacked any historic authenticity or integrity.
2. Removal of the internal wall within the rear room of no.34 at ground floor level. A steel 'goalpost', consisting of a beam spanning the party walls at ceiling level and steel supporting posts at either end, had been installed so as to carry the load of the upper floors of the building. This internal wall was a later addition to the building and the principle of its removal is not contentious. However, the way in which it was removed resulted in the insertion of cumbersome and unsightly steelwork that intruded into the original spatial quality of the room. Furthermore, once boxed in the steelwork would delineate the non original wall that had been removed and detract from a clear interpretation of the building's historic plan form and spatial quality.
3. The main staircases in both properties had been levelled/straightened. This consisted of removing the plasterboard soffit and then raising each individual tread relative to the stringer. The levelling of the staircase is regrettable in that it removes the character and irregularity associated with historic buildings. Nonetheless, no historic fabric was lost as a result of this method and the only visual evidence is a shadow on the stringer denoting the former position of each tread – the staircase is to be painted so this shadow will not be visible in the longer term. Furthermore, given that the staircases were as much as 50mm out of level and could compromise their safe use, the works undertaken are considered acceptable. No further action is considered expedient.
4. The floor joists in the 1<sup>st</sup> floor front room had been levelled through the installation of secondary timbers screwed adjacent to the existing joists. This is regrettable as the levelled floor will result in the loss of some internal character to the building. However, no historic fabric has been lost or damaged (beyond for the holes formed by the coach bolts) and the floor was significantly out of plumb. On balance, no further action is considered expedient.
5. A door lintel had been levelled at 3<sup>rd</sup> floor level. This is considered acceptable given the rebuilt nature of this part of the building. No further action is considered expedient.

The following additional works were also included on the plans originally submitted to the Council and are considered acceptable.

1. Various structural works were proposed at 2<sup>nd</sup> and 3<sup>rd</sup> floor levels, including steelwork to the underside of the roof structures and structural works associated with the new upper flights of the staircases in both properties. These works are considered acceptable.
2. Within the basement, several long sections of steelwork have been inserted, in association with the approved plan form alterations to create large open plan living spaces. These were included on the original approved structural drawings and schedule of works.

Following lengthy negotiations with the applicant, the following remedial works were undertaken.

1. Reinstatement of the floor structure within the rear room of no.34. The joists have been re-laid in the correct configuration and the historic bressumers have been pieced together using a steel fitch plate, and then reinstated in their correct alignment. Although the former timber joists have been lost, the re-piecing and retention of the bressumers is considered to be of significant benefit to the special interest of the listed building.
2. The steel goalpost structure in the rear room of no.34 is to be retained. However, this will be concealed within a new partition wall on the same alignment as that existing. This is to have three wide openings within it allowing circulation between both spaces. This is an amendment to the approved scheme which retained the wall in its entirety, with a single door opening. Although the wall will be more punctuated than previously, the impression of a solid dividing wall will remain. Furthermore, the obvious nibs and downstand formed by the steel 'goalpost' will no longer be appreciable.

Given the remedial works undertaken to both properties and the further information and clarification received from the applicant, it is now considered that the requirements of the condition have been met. Recommend discharge of condition 3a.

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