

Delegated Report		Analysis sheet		Expiry Date:		30/06/2009	
		N/A / attached		Consultation Expiry Date:		24/06/09	
Officer				Application Number(s)			
Caroline Carr				2008/2905/L			
Application Address				Drawing Numbers			
8 Southampton Place London WC1B 4AE				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Masonry infilling to 3 no. toilet windows and provision of mechanical ventilation system with low level weathered roof terminal. Installation of new ductwork with lined studwork to match the internal walls including new balanced boiler flue and roof vent through flat roof.							
Recommendation(s):		Grant Listed Building Consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		English Heritage has given flexible authorisation to determine. Site notice – no responses.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC – no response.					

Site Description

No 8 is the southern end of a terrace of 8 houses, dating to 1785-63, on the east side of Southampton Place. The building is constructed of darkened multi coloured stock brick with a stone band at 1st floor level. The building stand 3 storeys tall with an attic and basement. It retains much of interest internally including original skirtings, cornices and other mouldings; fireplaces and original doors. No's 1-8 are listed Grade II* as a group and are situated in the Bloomsbury Conservation Area.

Relevant History

2005/1082/P & 2005/1083/C – permission and consent granted for demolition and redevelopment of 9-10 Southampton Place and 3-9 Southampton Row, and demolition and redevelopment behind the retained facade at 121-126 High Holborn, 1 and 11-13 Southampton Row to provide new office and retail accommodation together with associated plant, servicing and parking

2007/2541/L – LBC granted for underpinning foundation to wall adjoining 9 Southampton place.

Relevant policies

B6 – Listed Buildings

Assessment

The adjacent site has been developed as approved (2005/1082/P & 2005/1083/C) and the new building stands hard up against the flank wall of No 8. As agreed with conservation officers the modern window openings to the 3 WCs situated off the half landings to the central stairway have been infilled with masonry.

A mechanical ventilation system has been introduced into the WC spaces and rises up to the top floor where a new boiler flue rises through the existing flat roof.

This work has already been executed and is not considered to harm the special interest of the building; recommend approval.

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