

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		15/07/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Walker				2009/2360/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
12 Doughty Street London WC1N 2PL				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>							
Internal alterations at second floor level to residential dwelling (Class C3).							
<b>Recommendation(s):</b>		Grant Listed Building Consent					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					

### Site Description

This Grade II listed building dates from c.1799-1800 and is located within the Bloomsbury Conservation Area. The building stands 3 storeys tall and is constructed of yellow stock brick with a stucco band at 1<sup>st</sup> floor level and a slated mansard roof with dormers.

### Relevant History

Planning permission (PS9904218) was **granted** on 27 May 1999 for "Change of use of the basement, ground and first floors from office (class B1) to residential (class C3) in connection with the use of the whole property as a single dwelling."

Listed Building Consent (LS9904582) was **granted** on 24 August 1999 for "Works of conversion including partial demolition of internal partitions, and slated/patent glazed roof to rear extension, as shown on drawing numbers 971/01, /02, /03A, /04, /05, /06A, /07, and /08A."

An approval of details application was **granted** on 4 April 2000 for "Submission of details of new window sash glazing bars pursuant to additional condition 2 (a & b) of listed building consent (Reg.No.LS9904582) dated 24 August 1999, as shown on drawing number 971."

Planning permission (PSX0004283) and Listed Building Consent (LSX000428) were **granted** on 6 June 2000 and 26 June 2000 respectively for "Alterations and refurbishment and conversion to single family dwelling house. (As shown on drawing nos. 971/01; 02; 03E; 04D; 05; 06C; 07;08C; 11C; 12; 13A & 14B)."

Planning permission application (PSX0004459) and Listed Building Consent (LSX0004460) were **withdrawn** and **refused** respectively on 13 June 2000 for "Installation of 4 air conditioning units on party wall located in valley to double pitched roof. (As shown on drawing nos. 971/04E & 06D)."

Planning permission (PSX0004863) and Listed Building Consent (LSX0004864) were **granted** on 10 October 2000 LSX0004864 for "The installation of one air conditioning unit, located in valley gutter below ridgeline, as shown by drawing numbers 971/04G, 971/06E, 971/27, 971/29, technical details of air conditioning units and photograph of roof.

Planning permission (2004/3363/P) and Listed Building Consent (2004/3365/L) were **granted** on 17 September 2004 for "Erection of painted metal railings on existing low level wall to rear boundary."

### Relevant policies

B6 – Listed Buildings

## Assessment

The proposal is for the reconfiguration of the property at 2<sup>nd</sup> floor level. This floor is currently laid out with a master bedroom in the large front room, and a bathroom in the rear room. The bathroom is accessed through a wide opening in the spine wall. It is not clear if the fabric of this wall is original, however it is assumed to be on its original alignment. Whilst there is cornicing in both rooms this is non-original and the ceiling appears to have been slightly lowered in the front room.

This proposal would involve the blocking up of the opening in the spine wall which is considered acceptable. Modern cupboards and a modern dropped ceiling above the bath would also be removed.

It is proposed to relocate the bedroom to the rear room and insert a wall into the front room so as to create a bathroom and adjacent large dressing room. Due to the position of the spine wall and of the door into the front room, the front room has a wide 'L' shape. Consequently, the proposed inserted wall is not considered to unduly impact upon the spatial quality of the front room.

Where the walls of the bathroom abut the windows they will be built away from the window architraves. The drainage for the new bathroom will run between the joists to the back of the house, connecting directly into the internal downpipe which serves the current bathroom in the rear room. The hot/cold water will be fed from the 3<sup>rd</sup> floor where there is currently a bathroom directly above the proposed bathroom.

It is also proposed to relocate the fireplace from the front room into the newly created bedroom to the rear. The fireplace has an attractive marble surround and cast iron insert, probably dating from the mid 19<sup>th</sup> century. The relocation of the fire surround is not ideal. However, it is a later insertion and would be concealed by the proposed wardrobes in the front room. In relocating it to the rear room it would remain visible and appreciated, as well as remaining at the same floor level within the building.

It is also proposed to remove the non original fire door at the top of the stairs, which is considered acceptable and will improve the layout and spatial quality of the building.

The proposed alterations are relatively minor at this floor level within the building and are not considered to harm its special architectural and historic interest.

### **Disclaimer**

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