

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>08/06/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>22/05/2009</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Parker				2009/1104/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
School Of Hygiene And Tropical Medicine Keppel Street London WC1E 7HT				See 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 and external alterations in association with the installation of ductwork from the toilet blocks on each floor to main supply and return air ducts vertically either side of the courtyard to air handling units on the roof, alterations main entrance external stonework, installation of internal and external CCTV cameras, internal alterations to laboratory, alterations to delivery bay to form replacement window and stone cleaning of entrance architrave.							
<b>Recommendation(s):</b>		<b>Grant Listed Building Consent</b>					
<b>Application Type:</b>		<b>Listed Building Consent</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<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>		No responses to date					
<b>CAAC/Local groups* comments:</b> *Please Specify		No responses to date					

## Site Description

The application site is an educational building with three frontages; the main entrance on Keppel Street and to others on Gower and Malet Streets.

The building is grade II listed and lies within the Bloomsbury Conservation Area. The area is surrounded by mixed uses.

## Relevant History

2009/1106/P Installation of external CCTV cameras, alterations to form replacement window within delivery bay and alterations to main entrance external stonework

2009/1105/P The installation of ductwork from the toilet blocks on each floor to main supply and return air ducts vertically either side of the courtyard to air handling units on the roof. Linked to this application. Still under consideration

2008/0043/P & 2008/0044/L Creation of a new access ramp, modifications to existing main entrance steps and infilling of the basement windows. Decision 13/03/2008

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### London Borough of Camden Replacement UDP 2006

B6 Listed Buildings

## Assessment

### Proposal

- Install security cameras around the building.
- Introduction of a security post to the delivery bay on Malet Street. This involves the creation of a new window enclosure.
- Amendments to the entrance ramp.

### Main Considerations

- Impact on listed building

### CCTV

It is proposed to fit CCTV cameras to the exterior of the building. Three cameras would be fitted to the underside of the entrance openings in existing recesses (currently covered by entrance lighting). The fittings chosen are a simple domed design would have little impact on the building. The cabling would be run through the routes already used for the lighting thus minimising the impact on the host building.

Another unit is proposed in the entrance bay. This would be set back behind the entrance gates in a shaded area with little decoration. The introduction of a security camera in this location would not harm the host building.

A high level unit is proposed on the parapet of the building looking north along Malet Street. On a building of this scale a single camera of this size at the proposed height would have little impact on the special interest of the building.

All the security cameras are considered to be discrete and fit for purpose. They will do little to alter the external appearance of the building preserving the character and appearance of the conservation area.

### Introduction of a security Post

In the Malet Street loading bay it is proposed to move a window opening to a lower level to act as a security checkpoint. This area is utilitarian in appearance with a simple stock brick façade. The new window would match the existing and the detailing of the reveal would match the other windows in the area. The new window will consist of double glazed units in white painted steel. The new concrete cill will match the existing in detail. It is positioned within the internal courtyard so will not be widely visible from the street scene. It is considered that the introduction of the window will do little to alter the form of the building and does not harm the special interest of the building

However it is requested that a detailed drawings of the proposed window in order to make sure that the window the window will replicate the existing. This is conditioned on the listed building application.

Internally partitions would be inserted within a secondary stair well. These works would be fully reversible and are limited to a small area of the building which is of lesser importance. At present it is used as a secondary stairwell and the introduction of the internal walls do not adversely alter the internal space of the listed building.

### Amendments to the access ramp

An access ramp was recently approved on the front elevation by the main entrance. The entrance ramp has already been built. As part of the permission an opening was allowed in the boundary wall to allow access at the top of the stairs. Whilst the opening is usable it is proving problematic in manoeuvring a wheelchair through this space due to its orientation. The wheelchair users are finding that they are pointing and are in close proximity to the top of the steps. It is proposed to remove a further small section of the wall to allow better

access.

It is considered that enough of the original wall will be retained so that its original form could still be discerned. It is therefore considered that the further removal of the small section of the boundary wall will harm the special interest of the building.

### **Internal works**

The cleaning of the main entrance architrave has already been carried out. It was dealt with by an exchange of letters with the council and was treated as repair and maintenance (CA\2009\ENQ\01626). The appearance of the cleaned area is considered acceptable.

Alterations are proposed which will remove some stud walls to form a larger lab. These are not considered harmful to the special interest of the listed building. It is noted that it will involve the removal of an original door but the agent had indicated that they are willing to keep the door in storage and will re-use it in the building when a suitable opportunity arises.

The proposed works preserve the special interest of the listed building and therefore it is recommended that consent is granted.

### **Recommendation**

**Grant Listed Building Consent**

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