

Delegated Report		Analysis sheet		Expiry Date:		15/05/2009	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Charlie Rose				2009/0660/L			
Application Address				Drawing Numbers			
39-47 Gordon Square London WC1H 0PD				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations including installation of three boilers and associated pipework at basement level.							
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	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		N/a					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/a					

Site Description

Terrace of 11 houses. c1825. Built by Thomas Cubitt. Yellow stock brick with rusticated stucco ground floors. Birkbeck College is current leaseholder for 42 to 47 Gordon Square and the basement and ground floor between 39 and 41 Gordon Square. UCL leaseholder of 1st to 4th floors of 39 to 41. Grade II listed and within Bloomsbury Conservation Area.

Relevant History

N/a

Relevant policies

B6

Assessment

Consent is sought to install three new boilers in the internalised area beneath the entrance bridge of nos. 41, 45 and 47 Gordon Square, along with new internal pipe work at basement level to connect to the existing distribution plant room. The new boilers and associated pipework are necessary to allow the Birkbeck college buildings off the present district heating system which is currently in need of upgrading.

The subject buildings have gone extensive internal alterations and extension in the past to aid their function as a college. Nonetheless the location of the boilers and new pipework runs have been positioned with minimum penetration to the brickwork and will be largely hidden from view above existing suspended ceilings at basement level. In this regard the special interest and character of the interior of the buildings will be preserved and the works are recommended for approval.

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