

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	03/09/2007
		N/A / attached		Consultation Expiry Date:	14/08/2007
Officer			Application Number(s)		
Elaine Quigley			(i) 2007/3007/P (ii) 2007/3008/L		
Application Address			Drawing Numbers		
7-8 Argyle Square London WC1H 8AS					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
(i) The erection of a four-storey side extension, and the replacement of existing windows with sliding sash windows to a hotel (Class C1). (ii) Works associated with the erection of a four-storey side extension, and the replacement of existing windows with sliding sash windows to a hotel (Class C1).					
Recommendation(s):		To grant planning permission subject to conditions To grant listed building consent subject to conditions			
Application Type:		Full Planning Permission Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	02	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	One letter of objection received from a resident of 1 Crestfield Street raising the following concerns: <ul style="list-style-type: none">• May set precedent for other Georgian properties to extend over the single storey porch and therefore result in loss of historic feature of Georgian terraces• Suggests conditions should be attached if approved relating to details of brickwork to be original, windows to be original sashes, lower height of extension to 3 storeys, rendering restricted to rear elevation, security fencing to be replaced, removal of structure on the top of the existing extension					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC – objects <ul style="list-style-type: none">• Scope to extend building along the lines proposed however the detailed design particularly the use of double glazed windows is completely inappropriate.					

Site Description

The site comprises two adjoining properties on the east side of Argyle Square. No. 7 is a corner property at the junction of Argyle Square and St Chad's Street, which bounds the side elevation of the building. The building comprises basement, with a front basement area enclosed by railings, ground and three upper storeys, with a four storey side extension and part 2 and part single storey addition to the rear. The building has been significantly altered in the past. Internally the historic floor plan is unrecognisable, the facades appears to have been refaced along with unsympathetic windows and full height 1960's flank wing added. There is no planning history relating to this extension.

No. 7, known as the Northern Hotel, has an entrance off St. Chad's Street. The hotel comprises 23 bedrooms. No. 8 has recently been used as a hotel linking the Northern Hotel and the Howard Winchester Hotel (Nos. 9 and 10). Previously No. 8 was in residential use.

The application site is at the end of a row of 19 terrace properties that are now mostly used as hotels forming the east side of Argyle Square. A garden lies at the centre of the Square. The square is characterised by hotel uses but there are some dwellings in residential use.

Nos. 7 – 25 (east), 26 – 35 (south), and 36 – 47 (west) are grade II listed and located within the Bloomsbury Conservation Area.

Relevant History

2003/1481 and 2003/2781

Planning permission (2003/1481) and listed building (2003/2781) consent were refused on the 1/04/2007 for the change of use of No.7 from hotel (Use Class C1) to residential (Use Class C3) to provide seven self contained flats (6 x 1 and 1 x 2 bed) and the retention of No. 8 as a hotel (Use class C1).

Reasons for refusal of planning permission:

1. Proposed mix would result in an excessive no. of 1 x bedroom units and no family sized; contrary to HG18 and HG19.
2. Proposed residential units would be small and cramped; contrary to HG13 and SPG 2.3 (internal arrangements)
3. Fail to provide off-street parking; contrary to TR17. Informative advised car free S106 could overcome reason 3.

Reason for refusal of listed building application:

Removal of load bearing structural walls would result in a significant loss of original building fabric to the detriment of the architectural interest of the Grade II listed building; contrary to EN38 and EN39.

2005/0207/P and 2005/0209/L

Planning permission and listed building consent were granted on 08/09/2006 for the change of use and works of conversion, including the installation of a window at rear ground floor level, of No.7 from hotel (Use Class C1) to residential (Use Class C3) to provide five self-contained flats, and the retention of No. 8 as a hotel (Use class C1). This application has not yet been implemented.

Relevant policies

The Adopted Unitary Development Plan 2006

SD6: Amenity for occupiers and neighbours; B1: General design principles; B3: Alterations and extensions; B6: Listed buildings; B7: Conservation areas.

Camden Planning Guidance 2006

Conservation areas; Daylight and sunlight; Extensions, alterations and conservatories; Listed buildings; Overlooking and privacy.

Assessment

Full planning and listed building consent is sought for the erection of a three-storey side extension plus mansard roof, and the replacement of existing windows with single glazed sash windows to a hotel (Class C1). It is proposed to construct the new extension in front of the existing side addition. This will be extended 3.4m and will be set back from the front elevation of the building by 0.4m. A new mansard roof will be installed over the entire side extension. A new door will be installed in the ground floor side elevation of the extension and new windows will be installed on each of the upper floors. The extension will comprise a store area on the ground and third floors with new bathroom accommodation on the first and second floors. It will provide an additional floor area of approximately 8.5 sq.m on each of the floors. It is also proposed to remove an existing external fire escape stair within the lightwell of the building. It is proposed to reintroduce traditional windows.

Internal alterations include:

- Removal of partition walls and doors within the existing extension on the first, second and third floors
- Removal of upper staircase on third floor and installation of new staircase at second and third floor levels
- Reconfiguration of layout in the third floor with new partition walls and doors

Amendments to the original scheme

1. Windows

It was originally proposed to replace all of the existing double glazed uPVC windows with new double glazed timber sliding sash windows. Having discussed this with the Council the applicant has now amended the scheme to replace the windows with new single glazed timber sliding sash windows. The applicant has agreed in writing to change the ground floor windows on the front façade. The details regarding these windows will be subject to a condition.

2. External basement staircase to front lightwell

A new external basement stairwell to the front lightwell was proposed. It is not clear if the stairwell is original however having discussed this element of the scheme with the Council it was considered that the existing stairwell is in the right location and flows in the right way and should therefore be retained. The applicant has agreed to remove this element from the scheme and proposes to refurbish the existing staircase.

The main issues to consider are:

The impact on the character and appearance of the listed building

- Principle of side extension
- Alterations to the façade
- Internal alterations
- Amenity

Principle of side extension

The new extension would replace the existing 1960's addition that fails to compliment the main building. The new extension would extend closer to the front façade however the upper floor has been designed as a mansard storey. The extension would appear subordinate to and will enhance the traditional character and appearance of the listed building. The success of the new wing is considered to depend on the appropriate use of high quality materials, detailed design and finished appearance. This would be dealt with by way of condition and has been agreed by the applicant.

An objection has been raised to the principle of extending over the original side porches of these Georgian properties however, this property has been altered significantly and its original side extension/ porch removed.

There are examples of other original side extensions and porches remaining in the vicinity of the site and it is

considered that any applications to alter these would need to be treated on their merits. It is not considered that this application is considered to set a precedent for the loss of original side extensions.

Alterations to the facade

The replacement windows, doors and entrance are welcomed however the success of the development is considered to depend on the appropriate use of high quality materials, detailed design and finished appearance. The proposed glazed windows, design of the door/fanlight and entrance could be more appropriate for the age and style of the building. The detailed design of which can be dealt with by way of condition.

Internal alterations

The design of the new stair is considered overly decorative for the upper floors of a building of this age and status. A timber with open string staircase and plain stick balusters, curved treads and plainly moulded wooden rail/newel is considered to be more appropriate. This detail can be dealt with by way of condition.

Amenity

The proposed extension will not project any closer to the adjacent property at no. 1 Crestfield Street. The proposal would therefore be considered acceptable in terms of the amenity of the adjoining properties in relation to daylight and sunlight.

New windows will be installed in the side extension at first, second and third floor levels and will serve the lobby areas on all the floors. The adjacent property at no. 1 Crestfield Street has openings on the flank elevation that serve the main entrance door at ground floor level and a window at third floor level. Given that there is a separation distance of 11m between the properties and the fact that the windows will serve non-habitable areas of the hotel, the proposal would be considered to have a satisfactory relationship with the adjacent property at no. 1 Crestfield Street. The relationship with the adjoining properties to the rear remains unaltered.

The proposal works to remove and reconfigure the flank wing, refurbish the elevations including reintroducing traditional windows and a new stair to the upper floors internally are considered to improve the appearance of the building and would be recommended for approval. A condition would be attached relating to materials, detailed design and finished appearance.

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