

Delegated Report		Analysis sheet		Expiry Date:		16/03/2007	
		N/A / attached		Consultation Expiry Date:		14.03.07	
Officer				Application Number(s)			
Victoria Fowlis				2007/0629/L			
Application Address				Drawing Numbers			
Chandler House 2 Wakefield Street London WC1N 1PG				See decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of all dormer windows pursuant to condition 5(a) and 5 (b) of listed building consent dated 3rd April 2006 (ref. 2005/5159/L) (for internal and external alterations and extensions to the University building) and as part discharged under reference 2006/4102/L.							
Recommendation(s):		Approve details					
Application Type:		Approval of Details (Listed Building)					
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:		Site notice displayed – no responses					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

Grade II listed C-shaped building with elevations fronting onto Hunter, Handel and Wakefield Streets, dating from 1897-1900 by JM Brydon. The building is in the Queen Anne style. Within the Bloomsbury Conservation Area. Originally the London School of Medicine for Women, the elevation onto Wakefield Street (now known as Chandler House) houses UCL's Centre for Human Communication.

Relevant History

Planning permission and listed building consent granted 3 April 2006 (ref 2005/5159/L + 2005/5133/P)

for Internal and external alterations and extensions to the University building including replacement raised roof to provide additional floorspace at third floor level, erection of a two storey atrium on rear elevation from basement level to first floor level, erection of new louvred screen enclosing plant area on the roof and extension to chimney stack. Installation of escape stairs from basement to ground floor level, new entrance and disabled access ramp on Wakefield Street elevation, installation of window openings at second floor level.

Approval of details granted 14 December 2006 (2006/4102/L) *for Samples of all facing materials (including new roof covering) (condition 5(a)); details of all doors, windows and window openings (including surrounds), and balconies (excluding details of dormer windows) (5(b)); details of all new glazing bars and framing, with materials annotated (excluding details of dormer windows) (5(c)); detailed drawings of the new entrance ramp and canopy (5(d) , pursuant to listed building consent dated 3rd April 2006 (ref. 2005/5159/L) (for internal and external alterations and extensions to the University building).*

Conditions 5 (a) and 5 (b) were discharged only in part as no details were submitted as to the new dormer windows.

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.

- B1 – general design principles
- B6 – listed buildings
- B7 – conservation areas

Assessment

Details of the dormer windows have been submitted in accordance with condition 5 (a) and 5 (b) which were discharged in part pending submission of the dormer window details, including glazing bar details.

These details have now been submitted at 1:5 scale, and indicate that the dormer design will replicate that of the original dormers adjacent including moulding profiles etc. However the new dormer windows will be double glazed. This is not considered to be contentious in this case as the use of double glazing is not within an historic opening, and it will not have a detrimental effect on the building's appearance or architectural integrity at this level.

The details submitted are considered to be acceptable and are recommended for approval. No further conditions remain outstanding.

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