

Delegated Report		Analysis sheet		Expiry Date:		12/02/2007	
		N/A / attached		Consultation Expiry Date:		01/02/2007	
Officer				Application Number(s)			
Hannah Walker				2006/5835/L			
Application Address				Drawing Numbers			
13 Gray's Inn Square London WC1R 5JR				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Internal alterations to partitions, removal of basement staircase and installation of central heating system.							
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
Summary of consultation responses:		English Heritage have granted flexible authorisation. Site notice – no responses.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

This Grade II* listed building forms part of a terrace of 3 chambers and originally dates from c.1684-88, with later restoration work. The building is of brown brick with red brick dressings and a tiled roof. Each floor is arranged with two chambers around a dog leg central staircase of turned balusters and square newels. The property is located within the Bloomsbury Conservation Area.

Relevant History

Planning permission (PSX0204993) and Listed Building Consent (LSX0304006) were **refused** on 25 March 2003 for internal and external alterations, including the part infilling of the valley roof to provide additional residential accommodation associated with the existing top floor flat.

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.

B6 – Listed Buildings

Assessment

This proposal is for the general refurbishment of the ground floor of the building and a range of internal modifications.

South

The interior of this portion of the building has been significantly altered, with no discernible historic features surviving. The layout of the partitions do appear to generally follow the historic/original plan form of the building.

It is proposed to refit and refurbish the WCs and tea point in approximately their existing position. This is an area of little special interest and the proposals are considered acceptable. A new extract system is to be connected to the existing extract fan in the outside wall.

New double doors are proposed for the partition between room 1 and room 3 and are acceptable 'in principle'. These are to be traditional timber panelled doors, the detailed design of which is to be dealt with by way of condition.

The existing door from the lobby into room 2 is to be infilled. This is modern fabric and I have no objection to the proposal. The door opening into room 3 from the lobby is to be slightly repositioned and is acceptable for the same reason.

It is proposed to remove the modern partition between rooms 1 and 2. This has no cornices or decorative features and its removal would have no detrimental impact on the character of the room.

North

This part of the building retains more fabric of interest than the south wing, including simple timber panelling to rooms 4 and 7.

New central heating is to be installed so as to replace the existing storage heaters. The proposal to remove the original timber panels beneath the windows in rooms 4 and 7 has now been omitted and floor mounted radiators are to be fitted so as to avoid unnecessary fixing to the panelling.

It is proposed to remove the 20th century staircase from the ground floor down to the basement store. This is acceptable and would allow for the removal of the corridor that was formed to access the staircase. This would result in the welcome reinstatement of the original proportions of room 5. As a result, a new doorway is to be formed from the hallway into room 5 in what is likely to be the original position. The architrave to this door opening is to match the surviving original architrave to the blocked up door between rooms 4 and 7.

These works are all considered acceptable and will have no detrimental impact on the special interest of the building. Recommend approval.

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