

DELEGATED REPORT FORM

Conservation Area: Bloomsbury

Listed Building: -

ADDRESS

Reg No: PS9704067

9 Grays Inn Square WC1

Drawing Nos: 3096/802, 802, D101

PROPOSAL The installation of 6 velux windows and 10 rooflights in association with internal alterations at 4th floor level for continued residential use.

RECOMMENDATION:**Conditions/Reasons for Refusal**

Inform ~~the~~ Sec. of State that the Council ~~is~~ minded to refuse! -

- ① The introduction of velux windows to the roof slope are considered to result in a level of visual intrusion which would have a detrimental affect on the character and appearance of the Conservation Area and the setting of listed building in Grays Inn Square and Verulam Buildings.

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS

20 MAR 1997

RECOMMENDATION AGREED
ON BEHALF OF THE COUNCIL

Reasons for Conditions:**Informatives**

These Dirr has seen this and is happy. Because it's a legal precedent refusal it has to go to the DOE i.e. he asked for a typed report - now attached

Technical Information The existing 4th floor is currently used as residential accommodation in association with the 3rd floor. The scheme reorders the accommodation providing additional natural light through 10 rooflights and 6 velux windows.

Although the additional rooflights in the flat roof is acceptable the velux windows result in a level of visual intrusion which in this location is considered unacceptable.

The building is not listed but is a post war rebuild reflecting the style of the remainder of the square. The roofscape forms a consistent line uniting both the listed + non listed elements.

Relevant Policies/Standards

EN44 (Setting of listed buildings)

EN50 (Alterations relate to form, scale, historic pattern)

The windows will be visible from both elevations detracting from the integrity of the buildings and interrupt the roofscape. It may also set a precedent for other buildings in the square. In this case the setting of listed buildings will be harmed by the proposal.

AOs: Notified: site notice
Object: 25 posted
Support: none proposed

AO EXPIRY DATE: 6.3.97

wp158

Other Consultees: Bloomsbury CAAC:
Object: The velux windows would detract from the integrity of the building.

Case Officer

SF.

Snr Planner

84

Princ. Officer

ANALYSIS INFORMATION

Type of Development (Tick ✓)

NZ = (Re) development EZ = Extension CZ = Change of use MZ = Other

FLOOR SPACE DETAILS (M²)

Use	Existing	Proposed	Use	Existing	Proposed
A1 (shop)			C1H (Hostel)		
A2 (Financial/Professional)			C2 (Residential Institution)		
A3 (Food & Drink)			C3 (Residential)		
B1 (Business)			D1 (Non Residential inst)		
B2 (General Industry)			D2 (Assembly & Leisure)		
B8 (Warehouse)			SG (Sui Generis)		
C1 (Hotel)			UU (Use Unknown)		

RESIDENTIAL DWELLINGS

House	Existing	Proposed	Flat/Maisonette	Existing	Proposed
H2 = 2 habitable rooms			F1 = 1 habitable room		
H3 = 3 habitable rooms			F2 = 2 habitable rooms		
H4 = 4 habitable rooms			F3 = 3 habitable rooms		
H5 = 5 habitable rooms			F4 = 4 habitable rooms		
H6 = 6 habitable rooms			F5 = 5 habitable rooms		
H7 = 7 habitable rooms			F6 = 6 habitable rooms		
H8 = 8 habitable rooms			F7 = 7+ habitable rooms		
H9 = 9 habitable rooms					

HMOs			INSTITUTIONS		
	Number of Hab. Rooms	No. of HMOs		No. of Bedrooms	No. of Institutions
EXISTING	M ()		EXISTING	R ()	
PROPOSED	M ()		PROPOSED	R ()	

PARKING

EXISTING		NUMBER
	Parking Spaces - General	
	Parking Spaces - Disabled	
PROPOSED		NUMBER
	Parking Spaces - General	
	Parking Spaces - Disabled	