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| Delegated Report | | Analysis sheet | | Expiry Date: | | 07/12/2006 | |
| | | N/A / attached | | Consultation Expiry Date: | | 13.11.06 | |
| Officer | | | | Application Number(s) | | | |
| Victoria Fowlis | | | | 2006/4478/L | | | |
| Application Address | | | | Drawing Numbers | | | |
| 1-5 Verulam Buildings London WC1R 5LQ | | | | See decision letter | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | Date: | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Refurbishment involving internal alterations including installation of chiller pipes. | | | | | | | |
| 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: | | Site notice displayed – no responses received. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | N/A internal listed building only | | | | | |

Site Description

Grade II listed terrace of chambers dating from 1803 (1 – 3) and 1811 (4, 5). In the Lincoln's Inn sub-area of the Bloomsbury Conservation Area.

Relevant History

Number of listed building consent applications granted in the 1990s for internal alterations.

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.

UDP 2006 –

B7 – Listed Buildings

Assessment

Listed building consent sought for various works of alteration and refurbishment in association with the continued use as chambers. The chambers which occupy 2 – 4 has acquired buildings 1 and 5. The buildings were considerably damaged in the war, and then comprehensively refurbished in the 1990s so little original decorative fabric remains internally.

Air conditioning

It is proposed to install a comfort cooling system within buildings 1 and 5. To this end, additional plant will be required. It was intended to incorporate this within the roof space but this has been found not to be feasible, therefore, as the plant is contained at basement level within the other buildings, it is proposed to install the additional plant at 1 and 5 also at this level. As elsewhere, where louvres have been installed, the plant will require ventilation, so it is proposed to remove the window panes and install perforated material within the retained frames. These windows are not original so there will be no loss of historic fabric, and the alteration will not be readily visible on the front elevation, therefore it is not considered to be detrimental. It is recommended that a condition be attached which requires the perforated material to be finished in a dark colour, in order to retain the visual distinction between the “pane” and the retained timber frame and glazing bars. This will help to further minimise the visual impact of the alteration.

Internal alterations

At ground floor level in building 1 it is proposed to reconfigure the front and rear rooms to create a larger space which is to be used as an administration suite for clerks. Whilst this will erode something of the original cellular arrangement, nibs and downstands will remain, to allow the original plan form to be appreciated, and the alteration is considered to be acceptable in the context of the use of this part of the building. All other rooms will remain cellular, in their current function as barrister’s offices.

Buildings 2, 3 and 4 are connected laterally, at ground and second floor levels. It is proposed to connect buildings 1 and 5 at these levels too, using 900mm wide door openings in the part walls between buildings 1 & 2, and 4 & 5 respectively. This will also require the formation of corridors as has happened in buildings 2 – 4. This will not involve the loss of any historic fabric nor adversely affect the building’s cellular plan form at this level.

One lateral opening is also proposed at basement level, between buildings 2 and 3. Again this is a door-width opening and is not considered to erode the plan to such a degree as to be considered contentious. The existing seminar room will be reconfigured slightly to widen the existing opening between the two rooms; nibs and the downstand will remain, however, so the plan form remains legible.

All new doors will match the existing.

The alterations proposed are not considered to be harmful to the special architectural or historic interest of the building and therefore are recommended for approval.

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