

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		08/12/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Walker				2006/4691/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Campbell House East 5-10 Taviton Street London WC1H 0BX				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Internal works of refurbishment and insertion of new partitions, bathrooms and kitchens.							
<b>Recommendation(s):</b>		Grant Listed Building Consent					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		Site notice – no responses					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

These properties form part of a terrace of 12 houses built c.1824 by Thomas Cubitt. The buildings are constructed of darkened yellow stock brick with stucco embellishment and are 4 storeys tall with attics and basements. The building is located within the Bloomsbury Conservation Area.

## Relevant History

Listed Building Consent (2004/3886/L) was **refused** on 24 December 2004 for the "Installation of gates within existing openings (former nos 6, 8 and 9 Taviton Street) to front elevation railings to halls of residence."

Planning permission (2004/4776/P) was **refused** on 24 December 2004 for the "Installation of gates within existing openings (former nos 6, 8 and 9 Taviton Street) to front elevation railings to halls of residence."

## 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 application is for internal alterations and refurbishment. The property is in use as UCL student accommodation and consists of 6 terraced houses. In the past these have been laterally converted at all floors, and the main staircases have been removed from 3 of the houses. The building has an institutional character, with long corridors and intensively sub-divided spaces. Nonetheless, attractive cornices remain at ground, 1<sup>st</sup> and 2<sup>nd</sup> floor levels.

These works are prompted by UCL internal policy and new government regulations regarding Houses in Multiple Occupation. The works include the installation of wash basins into each student room and the dispersal of kitchen facilities, which are currently concentrated at basement level, throughout the building. Associated with these works are the incorporation of boxed out service risers to all levels of the building.

## Plan form changes

New partitions are proposed for the front rooms at **basement** level. These rooms have no features and are essentially service spaces. Given the history of subdivision within the building these are considered acceptable. A large space spans the former rear rooms of house 6 and 7 where the party wall has been extensively opened up. This space is to be subdivided so as to create showers and WC facilities. This is considered acceptable due to the significant alterations that have already taken place in this area of the building. The spine wall between front and rear rooms will also be partially reinstated in its original position as a result.

It is proposed to reinstate the spine wall between front and rear **ground floor** rooms to house 6 in its original position. This is welcomed and will enhance the spatial quality of the building. A new reception counter is to be inserted into the front room of house 7. This will not be full height and will still allow an appreciation of the spatial quality of the room. Minor modifications to the partitioning to the front room of house 8 are proposed, however this area has already been heavily subdivided and the new partitioning arrangement will slightly improve the spatial quality of the room.

At **3<sup>rd</sup> floor** level, new partitions are to be inserted into the front rooms of two of the houses. This modification has already been undertaken in the other four houses and will not have any readily apparent impact on the special interest of the building, given the building's history of subdivision and

lateral conversion.

## **Servicing**

Where boxings are proposed to conceal the new servicing for student room wash basins and kitchens, these have largely been located adjacent to later partitions so as to avoid walls with original cornicing. Where boxings will be located adjacent to original features, the partitions are to be scribed around cornices, dados and skirtings, with a soft seal so that they are fully reversible. The pipework and cabling within the boxings will be located so as to avoid damage to any cornices. At 3<sup>rd</sup> and 4<sup>th</sup> level there are no remaining cornices.

Suspended ceilings are to be added to the corridors at 2<sup>nd</sup> and 3<sup>rd</sup> floor levels. The existing suspended ceiling at 1<sup>st</sup> floor level is to be replaced. These works are considered acceptable given the institutional character of the building and the need to run a large amount of services in a discrete manner.

The existing solid flush fire doors are to be replaced. The new doors are to be similar, but with applied mouldings which are considered acceptable given the extensive nature of the alterations that have been undertaken to the building in the past.

The agent has confirmed that there will be no additional flues on the rear of the building. Any new extractor fans will be fitted so as to discharge through a traditional cast iron grille. This is considered acceptable.

## **External Alterations**

The roof of the later added mansard is to be renewed with new natural slates. This is considered acceptable and appropriate.

A pair of non-original French doors to the rear of houses 6 and 7 are to be replaced to match existing. This is considered acceptable.

Other works to the exterior are limited to repainting of external joinery and small scale repair works.

Recommend approval.

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