

Delegated Report		Analysis sheet		Expiry Date:		22/08/2006	
		N/A / attached		Consultation Expiry Date:		26/7/2006	
Officer				Application Number(s)			
Hugh Miller				1. 2006/2461/P 2. (2006/2463/L).			
Application Address				Drawing Numbers			
194 Euston Road London NW1 2DA				Site Location Plan 0301.EX001; 0301.EX002; 0301.EX003; 0301.EX004 A; 0301.EX005 A; 0301.EX006 A; 0301.EX007 A; 0301.PL008 B; 0301.PL009 A; 0301.PL010 C; 0301.PL011; 0301.PL012; 0301.PL013 B; 0301.PL014; Glass Houses Portfolio Catalogue			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Installation of entrance to lower ground floor via ground floor and relocation of existing refuse store, involving partial demolition of floor materials for lift and stairs.							
Recommendation(s):		Granted					
Application Type:		Full Planning Permission 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: No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC: No response.					

Site Description

A basement, plus 5-storey building bounded by Euston Road (south), Euston Square (east), Melton Street and Stephenson Way (west). No.194 Euston Road is attached to 30 Euston Square although they are actually one building, listed in 2 parts. The earlier office block (30 Euston Square) is grade II* listed and the later office block extension (No. 194 Euston Road) is grade II listed. They are located at the northern tip of the Bloomsbury Conservation Area.

Relevant History

May 1984 listed building consent granted for Circular 7/77 application in respect of the erection of four metal flues on the rear elevation, ref. 8470081.

May 1992 pp Installation of split system air conditioning to facilitate the operation of the second floor computer room, ref 9270096.

December 2003 pp granted for alteration to ground floor reception and the replacement of the entrance door, ref. 2003/0485/L.

January 1999 pp granted for change of use of 1st, 2nd, 4th, 5th floors and part basement from B1 (offices) to D1 (non residential institution) for a temporary period of 2 years until 15th January 2001, ref. PS9805133/R1.

May 2005 **refused** pp for the display of 3 sided 1.84m x 2.44m aluminium estate agent's letting board at the front of the building for a period of 6 months, ref. 2004/4893/L

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.

RUDP: 2006

B1 –General design principles

B3-Alterations & extensions

B6-Listed buildings.

B7-Conservation areas

Assessment

The main issues concern design and impact of the proposed on the appearance of the grade II listed building and on the character and appearance of the C.A.

The application proposes the following:

- Alterations at the rear of the building fronting Stephenson Way including; installing a new ground floor entrance and relocation of existing refuse store. The works involve erection of new internal stair and lift to service the lower ground floor along with associated internal alterations.

Design

External alterations

- The Stephenson Way elevations are constructed of brick with large timber casement windows above brick spandrels recessed within brick surrounds. Although secondary façades these are considered to be attractive compositions especially when seen in longer views east along the street.
- The proposed new entrance in Stephenson Way would use the existing 2.0m opening of the refuse store. Following amendments the new entrance would replace an awkward brick infill and shutter with a recessed timber window/door and brick spandrel to match the fenestration pattern of the openings on the façade above. New intercom and up/ downlights on both sides of the entrance are proposed.
- This is considered to enhance the character and appearance of the building and is therefore considered acceptable.
- The new black steel shutter and refuse hoist would be relocated within a ground floor spandrel, which has already been converted to contain with a full height window and railings to provide light to the basement. Replacing the window with a solid shutter would not alter the character or appearance of the façade and is considered acceptable.
- To ensure that the works match the adjacent existing work as closely as possible further details including detailed window section and brick sample will be required. A condition is attached.

Internal alterations

- new passenger lift to service the ground and lower ground floors
- associated grey painted steel stairs with handrails
- white painted plasterboard
- black painted steel shutters.

Internally this part of the building is back of house service area, which is of no architectural or historic merit of the building. The internal alterations would not ham the special interest, character and appearance of the building and are considered acceptable.

Recommendation: Grant planning permission & listed building consent.

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