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HB 2901

Reg. No 1373

DISMISSED

J G McCarthy Esq
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Your reference

JGMcC/ES

Our reference

APP/x5210/E/83/002197 HB/5008/270/

Date

- 9 MAY 1984

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Dear Sir

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND
BUILDINGS IN CONSERVATION AREAS) REGULATIONS 1977
20-23 ENDSLEIGH STREET, LONDON WC1

CAMDEN
LEGAL DIVISION
11 MAY 1984

1. I am directed by the Secretary of State for the Environment to refer to your appeal against the decision of the London Borough Council of Camden to refuse listed building consent for the sub-division of four front rooms on the first floor of Nos 20-23 (inclusive), Endsleigh Street, London WC1.
2. The written representations made in respect of this appeal have been considered. An officer of the Department has visited the site.

THE SITE AND SURROUNDINGS

3. The appeal premises are in the northern part of the locality known as Bloomsbury. Endsleigh Street is a short street running from south-east to north-west and the appeal premises occupy part of the south-western side. They consist of part of a terrace of 4 storeys, basement and attic and are occupied as a hostel for London University students, known as The John Adams Hall of Residence. The four rooms which are the subject of the appeal are on the first floor. They are occupied as double bedrooms which are well proportioned and have coved cornices enriched with carving. It is thought that these rooms were part of the main first floor rooms of 4 houses in the terrace and that they have been formed from a subdivision of these main rooms. Nevertheless this work of sub-division is not apparent and the original coved cornices have been faithfully copied at the top of the partition walls.
4. The London Borough of Camden point out that prior to the unification of the building and its use as a hostel, the first floor front room of each building would probably have been a single room and that at some time they were sub-divided to give the present arrangement. Although clearly altering the original proportions of the rooms, the sub-division has in the Council's view been sensitively achieved so that it is not immediately detectable. They feel it has left rooms which retain dimensions of a reasonable proportion and which they consider are probably still the best in the building. By contrast, they contend that the sub-division now proposed would have a much more drastic effect on the architectural quality of these rooms resulting in rooms of an extremely restricted width and unpleasant shape made worse by the proposed entrance lobby arrangement off the main corridor. In summary the Council feel that the proposed alterations would have a detrimental effect on the character and quality of the listed buildings.

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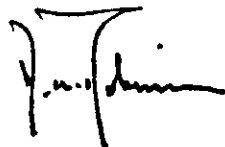
5. The GLC Director of Architecture has commented that as the rooms are no longer of their original size or proportion there is no objection to their sub-division on historic buildings grounds. He considers however that the re-entrant angles of the proposed partitions would form rooms of unpleasant shape and that it would be an improvement if they were formed as straight partitions with individual doors direct to the corridor. The present doorways are not, he states, in the original positions, but feels it would be desirable if the panelled doors were to be reused in the proposed works.

6. In support of your appeal you point out that the rooms which you consider to be of major architectural importance and which are to be found on the ground and adjacent first floors of Nos 16, 17, 18 and 19 Endsleigh Street, have already been sub-divided. You also point out that the proposed partitions would be constructed of timber studding, covered both sides with plasterboard and would be carefully fitted around the existing plaster cornices; that lobbies would be constructed inside the rooms so that no alterations to the internal main corridors would be necessary and that the proposed alterations have been so planned to ensure that the partitions could, in the future, be removed with minimum disturbance. You also contend that as the rooms which are the subject of this appeal have two external windows, there would be no disturbance to the elevations of the building. Finally you wish it to be taken into account that the proposal to provide eight single rooms in lieu of the present four double bedrooms would be more popular with students and allow the generation of extra income to help run The John Adams Hall which is not subsidised.

7. The Secretary of State has considered the points raised in support of your appeal. While he accepts that the present arrangement clearly alters the proportions of the rooms he is of the view that the sub-division has been sensitively achieved so that it is not immediately detectable and the original coved cornices have been faithfully copied at the top of the partition walls. He is in agreement with the general view expressed by both the London Borough of Camden and the Director of Architecture of the Greater London Council that the proposals would form rooms of unpleasant shape. Moreover there would be no cornice at the top of the partitions to match the original. In conclusion the Secretary of State considers that alterations as proposed would have a detrimental effect on the character and quality of the listed building and that listed building consent for the sub-division of four front rooms on the first floor in 20, 21, 22 and 23 Endsleigh Street, London WC1 should not be granted. He notes that the appeal in relation to the sub-division of one front room on the ground floor of 16 Endsleigh Street, London WC1 has been withdrawn.

8. For the reasons given the Secretary of State hereby dismisses the appeal.

I am Sir
Your obedient Servant



D A ROBINSON
Authorised by the Secretary of State
to sign in that behalf

