

Delegated Report		Analysis sheet		Expiry Date:		25/06/2014	
		N/A / attached		Consultation Expiry Date:		05/06/2014	
Officer				Application Number(s)			
Mortimer MacSweeney				2014/3038/L			
Application Address				Drawing Numbers			
14 and 15 Bedford Square London WC1B 3JA				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 4 (riser, extract, drainage detail) following planning permission granted 11/4/2014 (2013/8303/L) for the internal and external alterations, including addition of internal doors, new services, repositioning of plant, new rain outlet & overflow pipe to gutter, suspended ceiling at basement floor level, and new door entry system to No.15.							
Recommendation(s):		To 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
				No. electronic	00		
Summary of consultation responses:		English Heritage responded on 16 th May advising they do not consider it is necessary for this application to be notified to them. Press Notice – 15/05/2014 to 05/06/2014 No responses received Site Notice – 09/05//2014 to 30/05/2014 No responses received					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

Listed Grade I. Description:

Symmetrical terrace of 16 houses forming the north side of Bedford Square. 1776-1781. Mostly built by W Scott and R Grews; probably designed by either Thomas Leverton or Robert Palmer; for the Bedford Estate.

Yellow stock brick with evidence on most of the houses of tuck pointing. Plain stucco band at 1st floor level. The 2 centre houses, Nos 18 & 19, are stuccoed. Slate mansard roofs with dormers and tall slab chimney-stacks.

EXTERIOR: 3 storeys, attics and basements. 3 windows each. Recessed round-arched entrances with Coade stone vermiculated intermittent voussoirs and bands; mask keystones. Enriched impost bands and cornice-heads to doors. Side lights to panelled doors, some 2-leaf. Fanlights, mostly radial patterned. Gauged brick flat arches to recessed sashes, most with glazing bars. The following have blind boxes: Nos 16-19, No.20 to 1st floor only, Nos 21 and 25. The following have cast-iron balconies to 1st floor windows: Nos 12-15, 18-21, 23-25. No.12 has a good early C19 cast-iron balcony with round-arched trellis and tented canopy. Cornice and parapets, Nos 12 & 27 having balustrade parapets.

INTERIORS not inspected but noted to contain original stone stairs with cast and wrought-iron balusters of various scroll designs, decoration and features; special features as mentioned: No.12: 5 window return to Gower Street, some blind, plus single storey extension. The doorway is stucco, not Coade stone. No.13: Leverton's own house, occupied in 1782 but he did not settle here until 1795. Stucco doorway, not Coade stone. Rear elevation with canted bay to lower 3 floors and cast-iron balconies.

INTERIOR: stair replaced by a timber version late C19. 2 fine plaster ceilings. No.14: rear elevation with full height canted bay. Plasterwork friezes and ceilings. Some curved doors. No.17: plaster ceiling. Nos 18 & 19: rusticated ground floor; 5 Ionic pilasters rise through the 1st and 2nd storeys to support a frieze with roundels above each pilaster, and pediment with delicate swag and roundel enrichment on the tympanum. At 2nd floor level a continuous enriched band running behind the pilasters.

INTERIORS with curved staircases; No. 18 with original cellar including a storage cupboard. Attached to and facing the rear of No. 19. a finely proportioned contemporary 2 storey and basement stuccoed building. 3 windows. Round-arched ground floor openings; windows set in architraved Coade stone surrounds with guilloche impost bands and female head keystones. 1st floor palm leaf string course. A rare survival of this kind of building attached to the rear wall of the coach-houses.

Relevant History

Ref. 2013/8303/L Consented 11/04/2014 ; Internal and external alterations, including addition of internal doors, new services, repositioning of plant, new rain outlet & overflow pipe to gutter, suspended ceiling at basement floor level, and new door entry system to No.15.

Relevant policies

LDF Core Strategy and Development Policies

Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy

Policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Assessment

Condition 4 Ref. 2013/8303/L requires approval of the following details ;

The following details are to be submitted to and approved in writing by Camden Planning Services, and all works shall be carried out in accordance with the approved details.

- a) Details of all proposed risers and how they are to be incorporated into the historic fabric.
- b) Details of tea point extract systems including any external ventilation grilles
- c) Details of any drainage outlets

Assessment

- a) Drawing no. 3907/P(99)/500 includes a cross section through the 700 mm wide x 120mm deep duct, as well as photographs showing the recess to the rear room at ground, first, and second floor levels where the mechanical riser duct is to be carefully chased into the existing brick wall behind the existing cornice and mouldings. Once the pipework is installed and insulated, the face of the riser will be plastered over on expanded metal lath spanning across the duct on the plane of the existing wall, and the plastered duct surface will be decorated in to match the finish of the surrounding wall. After discussions with the agent Drawings nos. 3907/P(99)/501 Rev.2 and 3907/P/(99)007rev.6 have been revised to show a similar electrical riser duct chased into the wall in the external corner of Room 15.8 at second floor level with the same detailed finish. This is consistent with the routing strategy worked out for the electrical risers during the consideration of the previous application Ref. 2013/8303/L, which consented to the principle of inset ducts formed in the wall but reinstates the proportions, internal wall finishes, original cornices, dado and skirting of the principal rooms of the interior.
- b) Kitchen ventilation ; specification clause 0630 identifies that the kitchenette shall be mechanically ventilated via a ceiling mounted fan ducted to the front lightwell. The mechanical extract ductwork shall be soffit mounted above the new proposed ceiling within the basement areas and shall connect to an existing external louvre within the front lightwell. The proposals will therefore not be altering or affecting the historic building fabric in any way and are therefore considered acceptable.

The proposed kitchenette and WC accommodation mechanical extract ductwork within the rear building extension shall be connected to 2no. existing roof mounted extract roof cowls. The proposals will therefore not be altering or affecting the historic building fabric in any way. All ductwork within this rear extension building shall be boxed in.

- c) Details of any drainage outlets ; The proposals do not include any new external drainage installation, either within the building or underground drainage. All internal drainage connects to existing WCs and wash hand basins.

The detailed proposals are considered to be consistent with Consent Ref. 2013/8303/L, and with the Council's policies and guidance, and therefore Condition 4 is recommended for discharge.

