

<b>Delegated Report</b>		<b>Expiry Date:</b>	<b>17/06/2014</b>	<b>Officer:</b>	<b>David Peres Da Costa</b>
<b>Application Address</b>		<b>Application Number(s)</b>	<b>1<sup>st</sup> Signature</b>	<b>2<sup>nd</sup> Signature</b>	
18 Bedford Square London WC1B 3JA		i)2014/2775/P ii)2014/2863/L			
<b>Proposal(s)</b>					
i) Erection of a two storey rear extension and refurbishment works including structural repairs. ii) Erection of a two storey rear extension and refurbishment works including associated external structural repairs.					
<b>Recommendation(s):</b>		i) Grant planning permission ii) Grant listed building consent			
<b>Application Type:</b>		i) Planning permission ii) Listed building consent			
<b>Consultations</b>	<b>Date advertised</b>	<b>21 days elapsed</b>	<b>Date posted</b>	<b>21 days elapsed</b>	
<b>Press notice</b>	8/5/14	29/5/14	<b>Site notice</b>	2/5/14	23/5/14
<b>Date sent</b>		<b>21 days elapsed</b>	<b># Notified</b>	<b># Responses</b>	<b># Objections</b>
<b>Adjoining Occupier letters</b>	29/4/14	20/5/14	8	0	0
<b>Consultation responses (including CAACs):</b>	English Heritage: You are authorised to determine the application for listed building consent as you think fit. (national planning casework unit 15/5/14)  No other consultation responses.				
<b>Site Description</b>					
The site is a 3 storey terrace property with basement and roof level accommodation on the north side of Bedford Square. The property is part of a Grade I listed terrace and falls within the Bloomsbury Conservation Area.					
<b>Relevant History</b>					
<b>2014/1964/P &amp; 2014/2395/L:</b> Installation of 3 x condenser units on the roof and replacement of 3 x condenser units at basement level within internal lightwell. Registered 03/04/2014  <b>PSX0005261 &amp;LSX0005259:</b> Internal and external alterations including, at basement level extensions linking an existing extension to a freestanding building to the rear and an existing extension to the main building, the repositioning of a window onto the rear lightwell and the installation of a door and two windows onto an internal lightwell; at ground level extensions as basement level, the installation of 4 windows overlooking the rear lightwell and two overlooking the internal lightwell; at third floor the installation of two new rooflights the enlargement of a window to the front roof, the installation of two new rooflights, and 10 air conditioning units. <u>Refused</u> 27/03/2001  <b>PS9905298 &amp; LS9905299:</b> Alterations and extensions involving the installation of a					

new duct riser to 17, 18 and 20 Bedford Square. The erection of a new supporting structure to an existing link bridge over a lightwell to the rear of 17 Bedford Square. The erection of an extension to existing basement and ground floor extensions, the installation of rooflights to replace existing on the roof of an existing freestanding two storey extension, the installation of a window to replace three existing windows, to the rear of 18 Bedford Square. Alterations to the fire escape, the erection of a ground floor extension, the enlargement of an existing basement lightwell to the rear of 20 Bedford Square. Granted 10/07/2000

**8670097:** Alterations and refurbishment of basement and ground floor. Granted 14/05/1986

**HB3357:** Alterations including the provision of a link door at basement level. Granted 19/11/1984

**HB3307:** Alterations including provision of a link staircase between rear garden of nos.17 & 18 Bedford Square; the provision of a suspended ceiling to front offices and corridor of basement; two 2 hour fire doors to central vaulted store of basement. Granted 02/11/1983

### **Relevant policies**

#### **LDF Core Strategy and Development Policies**

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

#### **Camden Planning Guidance**

#### **Bloomsbury Conservation Area Statement**

**London Plan 2011**

**NPPF 2012**

## Assessment

**Proposal:** Permission is sought for the following:

- Refurbishment and redecoration of the main building.
- Demolition of the existing non-original rear extensions.
- Construction of a new rear extension at basement and ground floor levels.
- Sections of the garden party walls to the rear raised to contain the proposed development.
- Reconfiguration and replacement of existing WCs and shower rooms within the closet wing of the main building.

**Revision:** Following officer's concerns the rear elevation of the rear extension would be finished in reclaimed yellow stock brick (rather than render).

## Assessment:

### Impact on listed building:

This Grade I listed building forms part of a symmetrical terrace of 16 houses forming the north side of the square. The building dates from 1776-81. Whilst most of the north side are constructed of darkened stock brick, this house is stucco clad with a pediment at parapet level, shared with no.19.

This application is for the replacement of the existing two storey rear extension to the property, and other associated refurbishment works to the main building.

The house has had its former rear garden built over at basement and ground floor levels, with an open lightwell retained between the rear elevation of the house and the extension. There is a second lightwell at both floor levels in the centre of the structure. The OS map of 1875 already shows a substantial building within the former garden of the house. The footprint of this structure remained much the same until the 1950s. The present structure is likely to date from the second half of the 20<sup>th</sup> century and is of no intrinsic architectural or historic merit.

The replacement structure will also consist of a basement and ground floor, with a small increase in overall height. This is considered relatively minor and overall the profile of the replacement structure will be more coherent compared with the large projecting glazed rooflights that are currently in situ. The proposed structure will also have a slightly different footprint to the existing, incorporating the existing lightwell in the centre of the plan and creating a new courtyard at the rear of the site adjacent to the boundary with the building on Gower Mews. This will create a welcome openness on the site.

The new elevation facing this courtyard is contemporary in design with large elements of glazing. The approach is acceptable as this elevation is situated some distance from the rear of the listed building and would not form a significant element in views of the rear elevation. The walls of this elevation are to be reclaimed yellow stock brick which is a contextual and sympathetic response.

The wall to the inner courtyard adjacent to the rear of the listed building is to remain in its current position. However this will be raised slightly in matching brickwork so as to accommodate the small increase in height of the extension. The existing concrete lintel to the ground floor windows is to be replaced with sympathetic brick arches to match those at basement level. This is considered to be an enhancement. It is also proposed to replace these windows with double glazed slimline units. Given that this is a modern wall and that the alterations are not to part of the original envelope of the listed

building, this would be acceptable. A condition will be included to ensure that details of these new windows are acceptable.

The proposed extension will largely replicate the bulk and height of the existing additions, with the benefit of a larger courtyard at the rear of the site. The impact on the setting of the listed building will be minimal due to the retention of the rear lightwell between the main building and the addition.

The existing roof hatch to the main roof slope is to be rebuilt so that it is flush with the profile of the roof. This is considered an enhancement. An existing modern window at 3<sup>rd</sup> floor level is to be removed and the opening infilled to match surrounding brickwork. This will improve the appearance of the listed building.

#### Internal alterations

A series of modern partitions are to be removed at basement level which will enhance the plan form of the building.

Minor internal works are proposed for the rear portion of the ground floor hallway so as to create new toilet facilities. This will not impact upon fabric of any significance.

At 2<sup>nd</sup> floor level a door from the rear room into the closet wing is to be removed and the opening infilled. This is considered acceptable as the door is not in its original position.

#### Structural work

At 2<sup>nd</sup> floor level two partition walls to the front of the house are to be strengthened with a ply lining and then re-plastered. These walls already have a sand/cement plaster finish and the works are considered acceptable. The cornice is to be retained and protected throughout the works. The main floor beams and joists at this level are also to be strengthened with steel plates.

At ground floor level to the front room a strip of ceiling plaster is to be removed so as to allow the strengthening of the partition above with a steel plate. The ceiling is to be made good to match existing and the cornice will be protected throughout the works. A section of basement ceiling in the front room is to be removed so as to allow the strengthening of the floor joists and wall plate to the ground floor hallway. This is considered acceptable.

The proposed works are considered to enhance the special interest of the listed building.

#### Amenity

The proposed replacement extension would be slightly higher than existing. The party wall on both sides would increase in height by 0.4m. This small increase in height would not harm the amenity of the occupiers of the adjoining properties in terms of loss of daylight / sunlight or sense of enclosure. The replacement extension would also involve raising the height of a 3.1m section of the party wall between 18 Bedford Square and 17 Bedford Square by 2.3m. This section of wall is 9.7m from the rear elevation of the main building so the extra bulk and height would not result in a harmful decrease in the levels of daylight or sunlight of 17 Bedford Square.

**Recommendation:** Grant planning permission and listed building consent

