

Delegated Report		Analysis sheet	Expiry Date:	19/05/2014
		N/A	Consultation Expiry Date:	1/5/14
Officer			Application Number(s)	
Alan Wito			1) 2014/2089/P 2) 2014/2237/L	
Application Address			Drawing Numbers	
Goodenough College London House Mecklenburgh Square London WC1N 2AB			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of 89 Upvc windows and 3 doors at 3rd, 4th and 5th floor levels with metal framed windows & doors.				
Recommendation(s):	1) Grant 2) Grant			
Application Type:	1) Full Planning Permission 2) 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:	For both applications a site notice was put up outside of the property from 7/4/14 to 28/4/14 and a press notice published on 10/4/14 but no responses were received as a result of this.					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC responded to a consultation request but raised no comment.					

Site Description

The site is a large block bounded by the south side of Mecklenburgh Square Gardens to the north, Guilford Street to the south, Mecklenburgh Place to the west, and Doughty Street to the east. The site is entirely occupied by London House used by Goodenough College as a hall of residence for international postgraduate students, in conjunction with William Goodenough House to the north side of Meck Square. Its original use was to provide student accommodation to overseas students from the Dominion and Colonies of the British Empire.

It has a main entrance off Mecklenburgh Square and an internal quadrangle courtyard. The buildings are designed in neo-Georgian style with mansards and built in phases from 1930's to 1960's, ranging from 4-6 storeys plus basement facing Mecklenburgh Square to 4-5 storeys plus basement facing Guilford Street. They all have brick facades with slate roofs.

The property is located in the Bloomsbury Conservation Area, and is listed Grade II.

Relevant History

Planning permission was refused on 24/5/96 for the retention of eighty-two replacement windows at fourth and fifth floor levels (ref: P9600421).

Planning permission and listed building consent were granted on 12/2/13 for the Erection of a 4th floor mansard roof extension on north side (facing Mecklenburgh Square) to provide 16 additional student bedrooms, internal alterations to staff rooms to provide additional bedrooms at lower ground and ground floors, installation of new roof plant at northeast corner of block, installation of new door in courtyard elevation and widening of kitchen entrance on Doughty street elevation, and various other internal and external alterations (refs: 2012/3962/P and 2012/3998/L).

The above application were amended on 16/10/13 and included new external services, new external door to quadrangle and widening of kitchen entrance onto Doughty Street; Internal alterations including the replacement of service infrastructure, conversion of offices and other areas into 15 additional bedrooms, creation of 2 x kitchenettes and refurbishment of bedrooms corridors and stairwells (refs: 2013/4941/P and 2013/4889/L).

Relevant policies

LDF Core Strategy and Development Policies

CS5 - Managing the impact of growth and development
CS13 - Tackling climate change
CS14 - Promoting high quality places and conserving our heritage

DP9 - Student housing etc.
DP24 - Securing high quality design
DP25 - Conserving Camden's heritage
DP26 - Managing the impact of development on occupiers and neighbours

CPG 2013

Bloomsbury CAAMS 2011

London Plan 2011 NPPF 2012

Assessment

The proposals involve replacing uPVC windows and doors on the upper floors of the building to metal windows. The existing windows and doors are unsympathetic to the building, being in a harmful material with unconvincing glazing bars sandwiched between the panes of glass. They date from the 1990s and probably date from before the building was listed (an application to retain them in 1996 was refused planning permission in May of that year whilst the building was listed in the April). No enforcement action was taken so the windows are now lawful.

The proposed windows and doors are metal framed designs which will be a good match for the original metal windows on the building where they survive. The existing windows are double glazed so whilst the replacements are also double glazed they are still considered to be a significant improvement over the existing.

The proposed works enhance both the character and appearance of Bloomsbury Conservation Area and the special interest of the listed building, therefore it is recommended that both planning permission and listed building consent are granted.