

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>17/07/2014</b>
		N/A	<b>Consultation Expiry Date:</b>	19/6/14
<b>Officer</b>			<b>Application Number(s)</b>	
Alan Wito			1) 2014/3395/P 2) 2014/3506/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Goodenough College London House Mecklenburgh Square London WC1N 2AB			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
External alterations, including the installation of 4 no. low level ventilation housings, in connection with the basement plant rooms, and the installation of an external waste drainage run on at first floor level of the quadrangle elevation of the Guildford Street block.				
<b>Recommendation(s):</b>	1) Grant 2) Grant			
<b>Application Type:</b>	1) Full Planning Permission 2) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>For both applications a site notice was put up on 28/5/14 and a press notice published on 29/5/14. No responses have been received.</p> <p>As the site does not immediately adjoin another property no letters were sent out to neighbours.</p>					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC was notified of the application but no response has been received.					

## 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 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).

Planning permission and listed building consent were granted on 27/5/14 for the replacement of 89 Upvc windows and 3 doors at 3rd, 4th and 5th floor levels with metal framed windows & doors (refs: 2014/2089/P and 2014/2237/L).

## 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  
CS19 - Delivering and monitoring the Core Strategy

DP24 - Securing high quality design  
DP25 - Conserving Camden's heritage  
DP26 - Managing the impact of development on occupiers and neighbours  
DP28 - Noise and vibration

### CPG 2013

### Bloomsbury CAAMS 2011

### London Plan 2011

### NPPF 2012

## **Assessment**

The proposed works consist of two elements. The introduction of four ventilation housings within the lightwells on the outer face of the building and the installation of waste drainage pipes to the courtyard elevation of the building.

### *Ventilation housing (Mecklenburgh Street)*

This replaces a smaller structure. The works are required to allow ventilation ductwork to penetrate into open air. Careful consideration was given to the location and on this elevation this will be the least conspicuous location as it is consolidated with the existing bin area and therefore would not significantly alter the appearance of this elevation. Simple materials and detailing have been used to create as modest a structure as possible. Although the existing railings will not screen the housing they will attract the viewer's attention more so that the housing is seen as a secondary element.

### *Ventilation Housing (Mecklenburgh Square)*

These are located below pavement level and on the north side of the lightwell which will render them largely unnoticed from the surrounding area.

### *Noise*

No machinery is located in the housing as the purpose of them is to purely provide an air source to the basement so it is not anticipated that any noise issues will arise.

### *Waste pipes*

These will be located on the north elevation of the Guilford Street block facing onto the courtyard. Alternate routes were not possible due to the quality of the ceiling in the rooms below so therefore this is the least conspicuous route and in views from courtyard it will be largely screened by two sets of railings.

## **Recommendation**

The proposed works preserve both the special interest of the listed building and the character and appearance of the conservation area and therefore it is recommended that both applications are granted.