

Delegated Report		Analysis sheet		Expiry Date:		27/06/2014	
		N/A		Consultation Expiry Date:		13/06/2014	
Officer				Application Number(s)			
Tessa Craig				2014/3175/L			
Application Address				Drawing Numbers			
8 Bedford Row London WC1R 4BX				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations including secondary door in rear closest wing, replacement door to front reception room, full width cupboard to cover wall, new carpet and reception desk in front reception room.							
Recommendation(s):		Refuse listed building consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>The proposal was advertised in Ham & High on 22/05/2014 and a site notice was erected on 22/05/2014. Four neighbours were notified of the proposal by post.</p> <p>English Heritage- object to particular aspect of internal alterations- full height, full width panelling to be attached to the historic panelling as it will obscure the chimney breast and mask the historic plan form of the room.</p>					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC- no response received.					

Site Description

The subject property is located on the east side of Bedford Row and comprises a brick three storey terraced, Grade II* listed building. The interior details of the building have been noted in the listing as *“fully panelled ground floor rooms and box cornices. Entrance hall also fully panelled with Corinthian pilasters forming inner arch. Fine open-string staircase with twisted balusters and decorated tread ends, counterpoised by continuous dado on other side. Upper floors not inspected but noted to be of high quality”*. The property is in commercial use as offices.

The property is within the Bloomsbury Conservation Area.

Relevant History

PS9704855 and LS9704887 (LBC) - Insertion of new door and window in existing rear extension. Granted, 17/10/1997

8570152 and 8500968- Alterations and extension including the installation of a lift serving ground first and second floors and the erection of a ground floor rear extension with first floor conservatory over to provide facilities for disabled people. Granted, 14/08/1985.

HB1774/R- Demolition of external "lean-to" WC, the removal of internal partitions, formation of new service facilities, general refurbishment and up-grading of the building to meet means of escape requirements. Granted, 17/02/1978.

HB/2078/R2- Internal and external alterations including the demolition of the rear toilet block at ground floor level. Granted, 10/05/1979.

Relevant policies

LDF Core Strategy and Development Policies

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

CPG1 Design (2- Design excellence, 3- Heritage)

London Plan 2011

NPPF 2012

Assessment

1.0 Proposal

- 1.1 Listed building consent is sought for a secondary door between a rear room and closet wing and for the installation of a full width screen covering a panelled wall and chimney breast in the front room, along with replacement of carpets and a desk, additionally replacement of a door which is used to access the reception room is also sought.
- 1.2 The cupboard will be the full width of the far reception room wall and cover floor to ceiling the chimney breast and two side inset parts of the room next to the chimney. A cupboard on either side of the chimney will be created and the oblong reception desk will sit in front of the cupboards.
- 1.3 The proposal has been revised since its original submission to exclude an extension to a rear canopy which would require planning permission, however planning permission is not needed for the revised works and this part of the proposal has not been assessed.

2.0 Assessment

- 2.1 DP25 states that alterations must not harm the special interest of the listed building. CPG 1 Design Guidance state development will only be permitted that preserves or enhances the character and appearance of the area. In assessing the impact of proposals for listed buildings, the Council will consider:

- original and historic materials and architectural features;
- original layout of rooms;
- structural integrity; and
- character and appearance.

The Council seeks to retain historic features and expects proposals to respond to the historic constraints rather than change them.

The main considerations in relation to this proposal are the design and impact on the heritage value of the building.

2.2 Secondary Door at Rear

The secondary door in the rear closet wing is to provide better acoustical separation between the rear room of the building and the closet wing. This would be a reversible addition and is not considered to harm the special interest of the building.

2.3 Reception Door

The door into reception is to be replaced with a new door. The existing door is not original (from planning records it dates from between 1978-1997) and it is likely that it was inserted to allow more convenient and visible access to the reception from the front entrance. No objection is raised in principle to the door's replacement, but details of the replacement would be required. The replacement would only be acceptable with a similar style panelled door.

2.4 Reception Room Alterations

The contentious element of this part of the proposal is the full width cupboard which would cover the panelling and the chimney breast on the far wall. The cupboard will hide the high quality historic panelling which is part of a complete design scheme and it will obscure the chimney

breast and mask the historic plan form of this room, which is one of the principal spaces in the building.

It is considered proposal does not preserve or enhance the historic character of the building as the cupboard would not respect the historic architectural features and original room layout and would be inconsistent with the policies and guidance identified above, failing to conserve the heritage value of the building.

2.5 There are no concerns in terms of amenity in relation to this proposal, given all the proposed works are internal.

3.0 Recommendation

3.1 The works are not considered to preserve the building's special interest, which is inconsistent with local and national policy and guidance, and planning permission and listed building consent is therefore recommended for refusal.