

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>25/11/2014</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>13/11/2014</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Hannah Walker			2014/6169/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Senate House North Block Malet Street London WC1E 7HU			Refer to 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>				
Details pursuant to condition 8 (terrazzo details) following planning permission granted 2/7/2014 (2013/4478/L) for the external alterations to inner courtyard including erection of infill extension/atrium at basement & ground floor levels, new ramps and alterations to Torrington Square entrance, creation of external fire escape in west lightwell, alterations to east and west elevations, installation of plant on main roof. Internal works in connection with refurbishment of the building and other associated works including to provide new services and connections.				
<b>Recommendation(s):</b>		Approve Details		
<b>Application Type:</b>		Approval of Details (Listed Building)		

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:	Site notice/press notice – no responses.  English Heritage has commented that <i>“These submitted details are considered satisfactory to meet the requirements of the condition.”</i>					
<b>CAAC/Local groups* comments:</b> *Please Specify	N/a					

## Site Description

Senate House is a Grade II \* listed building, designed by Charles Holden in 1932-38. The building is a monumental Portland stone faced structure which rises at its centre to an 18 storey tower. The building is a local landmark for the University of London and dominates Malet Street. The building also stands within the Bloomsbury Conservation Area.

## Relevant History

Listed Building Consent (2013/4411/L) was **granted** on 20 February 2013 for “Removal of existing inner courtyard walls and spoil at lower ground level; removal of non-original external elements within courtyard area, including ventilation shafts, covered walkway (including the roof slab and doors), redundant pipework and associated connections. Internal alterations to remove a number of internal partition walls, non-original windows and blockwork to facilitate removal of spoil from courtyard.”

Planning permission (2013/4415/P) and Listed Building Consent (2013/4478/L) were **granted** on 30 June 2014 for “External alterations to inner courtyard including erection of infill extension/atrium at basement & ground floor levels, new ramps and alterations to Torrington Square entrance, creation of external fire escape in west lightwell, alterations to east and west elevations, and installation of plant on main roof.”

## Relevant policies

### LDF Core Strategy and Development Policies

National Planning Policy Framework (NPPF) 2012  
London Plan 2011

Camden 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

## Assessment

This application is for the discharge of condition 8 of listed building consent 2014/6169/L. This required:

*Details of retention, repair and refurbishment of terrazzo finishes and details of all new terrazzo finishes including materials, colour, finish and methods to be employed*

Detailed information has been submitted regarding the proposed works to the terrazzo finishes and a site visit was undertaken in May 2014 with English Heritage, primarily to view the lift lobby areas and to appreciate the condition of the existing terrazzo finishes.

A detailed specification sheet has been submitted covering the repair and replacement of the terrazzo and this is considered acceptable.

**Basement** – The terrazzo in Stair 9 is to be retained and restored. The bathroom areas in the NE corridor are to have their floor finishes renewed. This is due to the poor condition of the terrazzo in this area which is cracked and with evidence of previous repairs where redundant partitions have been removed. The existing partitions are to be reconfigured which would once again require patch repairs. The renewal of this finish will ensure a coherent and high quality appearance.

**Ground** – small sections of terrazzo are to be renewed adjacent to Stair 8 and Stair 9 in conjunction with consented alterations to floor levels and access.

The skirting and 275mm border to the northern half of the west corridor has been water damaged and has discoloured and cracked. This is also to be replaced on a like for like basis.

Elsewhere at this floor level the terrazzo is to be restored.

**1<sup>st</sup> Floor** – it is proposed to remove and replace the terrazzo finish to the main lift lobby. This was an area that was viewed and discussed during the site visit with English Heritage. The construction of the floor precludes access to the service void from below. So as to avoid a series of surface mounted conduits to the ground floor lobby ceiling, an area of significance, the 1<sup>st</sup> floor finish will be lifted to facilitate the installation of servicing and then replaced on a like for like basis. Discreet access panels will be incorporated so as to allow future works to be undertaken without disturbing the terrazzo. It is acknowledged that there will be a loss of historic fabric from the building as a result and that this will cause some harm to the special interest of the listed building. However, a carefully balanced judgement has been made about the harm caused, and the specific benefits of this approach. Given the issues regarding servicing and the existing condition and partially lost nature of the terrazzo finish, these proposals are considered acceptable.

The toilet areas adjacent to the lobby are also to have their terrazzo replaced for the same reasons as the bathrooms at lower ground floor level.

The skirting and border to the eastern corridor are also damaged, with poorly executed patch repairs. In conjunction with consented plan form changes these areas of terrazzo will also be renewed, ensuring a coherent finish and appearance. .

Other areas of terrazzo at this floor level are to be repaired and restored.

**2<sup>nd</sup> Floor** – New terrazzo is to be installed into the toilet areas either side of the main lobby. This replaces timber floorboards in these locations that are to be lifted for reuse elsewhere within the project, primarily for the 3<sup>rd</sup> floor lift lobby adjacent to the newly consented lifts.

**3<sup>rd</sup> Floor** – the vast majority of the terrazzo at this floor level is to be retained and restored. The terrazzo to the toilets adjacent to the lift lobby is to be replaced on a like for like basis. This is due to

changes to the partitioning and the poor condition of the existing terrazzo due to the Portland cement levelling screed that has been laid over it and which has permanently adhered to the terrazzo.

The proposed details will ensure the retention of key terrazzo finishes within the building and will enhance areas where the finishes have been damaged or poorly repaired, ensuring a coherent and harmonious internal appearance to the listed building. The proposals will preserve, and in many instances, enhance the special interest of the listed building. Recommend discharge of condition 8.