

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		24/10/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		16/10/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Olivier Nelson				2014/5573/P 2014/5709/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
15 and 16 Bedford Square & 18a Gower Mews London WC1B 3JA				See attached			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Internal alterations to 15 and 16 Bedford Square to include: lateral connections between the party walls at basement, ground, first and third floor levels. External alterations to number 15, to include: replacement of the third floor window on the front elevation; the removal of the basement level rear door, a rear extension at first floor level, the addition of a new door at the rear basement level. A Change of Use for 18a Gower Mews into an archive.							
<b>Recommendation(s):</b>		1) Approve planning permission 2) Approve listed building consent					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>14</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site notice 24/09/2014 -15/10/2014 Press notice 25/09/2014 – 16/10/2014  No responses were received.  English Heritage responded on 23/09/2014 and were happy for the application to be determined in accordance with national and local policy guidance.					
<b>Bloomsbury CAAC</b>		none					
<b>Site Description</b>							
The application property is a Grade 1 listed Georgian terraced house and consists of a basement level, ground floor, first floor, second floor and third floor level and is in D1 use.  Listed Grade I. Description:							

Symmetrical terrace of 16 houses forming the north side of a square. 1776-1781. Mostly built by W Scott and R Grews; probably designed by either Thomas Leverton or Robert Palmer; for the Bedford Estate.

Yellow stock brick with evidence on most of the houses of tuck pointing. Plain stucco band at 1st floor level. The 2 centre houses, Nos 18 & 19, are stuccoed. Slate mansard roofs with dormers and tall slab chimney-stacks.

EXTERIOR: 3 storeys, attics and basements. 3 windows each. Recessed round-arched entrances with Coade stone vermiculated intermittent voussoirs and bands; mask keystones. Enriched impost bands and cornice-heads to doors. Side lights to panelled doors, some 2-leaf. Fanlights, mostly radial patterned. Gauged brick flat arches to recessed sashes, most with glazing bars. The following have blind boxes: Nos 16-19, No.20 to 1st floor only, Nos 21 and 25. The following have cast-iron balconies to 1st floor windows: Nos 12-15, 18-21, 23-25. No.12 has a good early C19 cast-iron balcony with round-arched trellis and tented canopy. Cornice and parapets, Nos 12 & 27 having balustrade parapets.

INTERIORS not inspected but noted to contain original stone stairs with cast and wrought-iron balusters of various scroll designs, decoration and features; special features as mentioned: No.12: 5 window return to Gower Street, some blind, plus single storey extension. The doorway is stucco, not Coade stone. No.13: Leverton's own house, occupied in 1782 but he did not settle here until 1795. Stucco doorway, not Coade stone. Rear elevation with canted bay to lower 3 floors and cast-iron balconies.

INTERIOR: stair replaced by a timber version late C19. 2 fine plaster ceilings. No.14: rear elevation with full height canted bay. Plasterwork friezes and ceilings. Some curved doors. No.17: plaster ceiling. Nos 18 & 19: rusticated ground floor; 5 Ionic pilasters rise through the 1st and 2nd storeys to support a frieze with roundels above each pilaster, and pediment with delicate swag and roundel enrichment on the tympanum. At 2nd floor level a continuous enriched band running behind the pilasters.

INTERIORS with curved staircases; No. 18 with original cellar including a storage cupboard. Attached to and facing the rear of No. 19. a finely proportioned contemporary 2 storey and basement stuccoed building. 3 windows. Round-arched ground floor openings; windows set in architraved Coade stone surrounds with guilloche impost bands and female head keystones. 1st floor palm leaf string course. A rare survival of this kind of building attached to the rear wall of the coach-houses.

### **Relevant History**

2013/8303/L - Internal and external alterations, including addition of internal doors, new services, repositioning of plant, new rain outlet & overflow pipe to gutter, suspended ceiling at basement floor level, and new door entry system to No.15. **Granted 11/04/2014**

### **Relevant policies**

**London Plan 2011**  
**NPPF 2012**

#### **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

### Assessment

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

#### Internal alterations

- Proposed lateral connections/ additional doorway at all levels bar the 1<sup>st</sup> and 2<sup>nd</sup> floor levels
- A riser is to be re-located, the need for the works are due to the modification of services within the building
- A new addition to the staircase is proposed to be added to connect no. 15 to no. 16.
- Partitions have been proposed at door locations
- Two doors at no. 15 are to be reinstated to the original proportions. A new doorway would be located within the basement archive will link no.15 & no.16.
- The arch between no.15 & no. 16 is to be reinstated between the second and third floor stairs.

#### External alternations

- In order to provide privacy the existing rear door would be removed within the courtyard area.
- A new door would be created in the existing window position that leads to the courtyard
- A new two over two sash window is proposed at second floor level on the Bedford Square elevation
- No changes to Gower Mews elevation.

Proposed change of use of 18a Gower Mews from Storage to archive storage in association to the D1 use.

### Assessment:

#### Impact on listed building:

This application is for internal and external alterations; however the primary alterations are internal ones. The one hour fire shutter introduced within the party wall construction is welcomed and this would help the existing cupboard door and its joinery to remain untouched. The lateral connections are door openings which are approximately 1m wide, through solid masonry walls. These openings would be created by the insertion of new RC lintels.

#### Internal alterations

The internal alterations would see a series of changes; the new doorway would provide a link from the basement archive room in no. 16 to controlled archives in no. 15. All the existing bookcases in the room are to be removed and replace with rolling stacks of shelving. The opening on the no.16 side would be connected to the staircase. This opening will be protected to 60 minutes fire resisting construction. This should be incorporated so that it is not readily visible.

The proposed links within the basement and third floor are located within less significant areas which have been modified and refurbished over time. The removals of partitions at third floor level are welcomed and would result in the plan being more similar to the original form of the building. The introduction of services to the building is considered to be acceptable, the risers would need to be behind any existing plasterwork and their position should not damage any plasterwork.

The lateral connection at first floor level was considered to be the most damaging. A door positioned in this location would create a corridor and would reduce the function of the room as a meeting room. This is the most highly architectural and historic significant area of these houses, which is integral to the best preserved Grade I Georgian Square in London. This change was not considered to be reversible and as such has been omitted from this proposal.

A method statement is required due to the integration of services. The importance of this is paramount in order to protect the plasterwork and joinery. This statement should also include details of the proposed blocking up of the front basement windows; this is needed in order to show that the changes are reversible. The new risers within no. 16 would adopt the same principles for the recently approved alterations to no. 15 Bedford Square. These risers would be in the same position as those in no.15. It is recommended that such information is required via condition.

#### *External alterations*

The blockwork to the front windows of the basement are considered acceptable as this change is reversible. A new door on the return wall of the Archivists office would be acceptable.

#### *Change of use at 18a Gower Mews*

The proposal would see the change of use the mews garage from ancillary storage to an archive area, ancillary to the D1 use. Policy DP25 states that consent can only be granted for a change of use to a listed building where it considered this would not cause harm to the special interest of the building. In this instance the existing mews was an ancillary store area. The proposal would see this store area open up and access is proposed from the rear of Bedford Square. It is proposed that the mews building would be linked to the main building and would act as an Archive area ancillary to the D1 use. The change of use to an archive area is considered to be in keeping with the special interest of the listed building and is considered acceptable in land use terms due to the majority of the building already being used as an archive space. The building already has a number of archive areas, although this is not widely of public benefit. A person hoping to view the collection could make an appointment to do so. The proposed change of use is considered to be reversible and as such its inclusion in this application would not be detrimental to the special interest of the listed building.

#### **Amenity**

The proposed door to window changes on the rear and side elevations are considered to be acceptable. The door which is currently facing onto Bedford square is not original and would be bricked up within the Archivists Room. A new doorway would be formed in the existing window; it is not considered that this would lead to any overlooking as it faces onto the main square.

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