

Delegated Report		Analysis sheet		Expiry Date:		14/01/2015	
		N/A / attached		Consultation Expiry Date:		19/11/2014	
Officer				Application Number(s)			
Eleanor Lakew				2014/6299/L			
Application Address				Drawing Numbers			
De Morgan House London Mathematical Society 58-58 Russell Square London WC1B 4HS				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Insertion of partition wall to create a separate office and lobby at 1st floor level.							
Recommendation(s):		Grant listed building consent					
Application Type:		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:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The subject property is a Grade II listed building first listed on 28/03/68 with Nos 52-56 and 60. It is located within the Bloomsbury Conservation Area on the south-eastern side of the open space of Russell Square. Most of the properties around the Square are listed. The building is part of a terrace of imposing stock brick houses with terracotta dressed window architraves and rustication to the lower part of the front elevations which is surmounted by fancy iron railings at the piano nobile. Of three storeys with a lower ground floor and attics No 58 is no longer a place of residence.

List Entry:

Terrace of 9 houses. c1800-03. By James Burton, altered c1898 by PE Pilditch. Multi-coloured stock brick with rusticated stucco ground floors. Later terracotta dressings. Slated mansard roofs with dormers. Symmetrical terrace with projecting end bays (Nos 52 and 60) and central bays (Nos 55, 56 and 57). EXTERIOR: 3 storeys, attics and basements. Projecting bays 4 storeys. 3 windows each. No.52, 4 window (blind) return to Bedford Place and single storey, 5 window, 1 door stuccoed extension. Round-arched doorways with pilaster-jamb, cornice heads, fanlights, sidelights and double panelled doors; Nos 52, 55, 57 and 60 with terracotta surrounds. Recessed, architraved, mostly casement windows; 1st floor with cornices and central window of each bay pedimented. No.56 with semicircular pediment; Nos 55 and 57 with pedimented, canted bay windows. Continuous cast-iron balconies to 1st floor casements. Projecting bays with 3rd floor cornice and enriched frieze below. Parapets. Dormers with terracotta cornices and alternating triangular and semicircular pediments; Nos 53, 54, 58 and 59 with semicircular pediments to centre dormers only. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached mid C19 cast-iron railings to areas. HISTORICAL NOTE: the Duke of Bedford was inspired to add terracotta to these houses following the building of The Russell Hotel (qv).

Relevant History

N/A

Relevant policies

National and Regional Policy

National Planning Policy Framework (March 2012)
London Plan (2011)

LDF Core Strategy and Development Policies

Core Strategy

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP25 Conserving Camden's heritage

Guidance:

English Heritage publication 'London terrace houses 1660-1860; A guide to alterations and extensions'. This sets out English Heritage's views on London terrace houses and is concerned largely with C18 & C19 examples. However similar principles can be applied to cellular domestic buildings of all periods, including many unlisted terraces and mews.

Assessment

The proposal would sub-divide a large room to the first floor with a partition that is reversible. The applicants propose to detail the skirting, cornicing and dado in replication of the original detailing. The door would also be replicated.

The submission material provides enough information to determine the application. There is no objection to the proposal on the grounds that the special interest and character of the listed building would not be compromised and the proposal if built would be fully reversible.