

Delegated Report		Analysis sheet	Expiry Date:	07/01/2015
		N/A / attached	Consultation Expiry Date:	25/12/2014
Officer		Application Number(s)		
Hannah Walker		2014/7057/L		
Application Address		Drawing Numbers		
Senate House North Block Malet Street London WC1E 7HU		Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details pursuant to condition 4 (method statement) of listed building consent granted 20/2/2014 (2013/4411/L) for the 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.				
Recommendation(s):	Approve Details			
Application Type:	Approval of Details (Listed Building)			

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:	Site notice/press notice – no responses.					
CAAC/Local groups* comments: *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.”

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 4 of listed building consent 2013/4411/L. This required:

“A report, detailing the proposed reinstatement of the stone pier and entrance gates including materials and methods to be employed, shall be submitted to and approved in writing by the Council for approval prior to the commencement of the relevant part of the works.”

A report has been submitted which details the methods and materials to be used for the dismantling, storage, repair, cleaning and reinstatement of the stone pier and entrance gates facing Malet Street. The central pier and gates either side are to be removed, with the flanking sections of railings/entrance to remain in situ protected by a hoarding.

The methodology for the removal of the pier and railings was agreed at application stage. Prior to being remove the gates, pier and plinth are to be steam cleaned so as to remove dirt and algae and enable any defects to be identified.

The gates and pier are to be cleaned back to the bare metal and rusted areas treated and then repainted. The stone plinth will be repaired and reinstated, re-setting the stones using stainless steel cramps and hydraulic lime mortar.

Once the stone sections are reinstated then the pier and gates will be reintroduced. The decorative lanterns that have been removed into storage will also be reinstated upon completion of the works.

A full set of photographs of the railings have been included with the application.

The submitted method statement is considered acceptable and will ensure the careful repair and reinstatement of the decorative gates and stone pier. This will ensure that the special interest of the listed building will be preserved. Recommend discharge of condition 4.