

Delegated Report		Analysis sheet		Expiry Date:		09/12/2014	
		N/A / attached		Consultation Expiry Date:		NA	
Officer				Application Number(s)			
Nick Baxter				2014/6197/L			
Application Address				Drawing Numbers			
Basement & Ground floor 193 High Holborn London WC1V 7BD				"All drawings and D&A"			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Internal alterations including installation of spiral stair between ground and basement levels, installation of shower room and replacement tea point.							
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:		Internal grade 2.					
CAAC/Local groups* comments: *Please Specify		Internal grade 2.					

Site Description

Grand chamber within a G2L Portland stone town hall c1894-1905, being a posicon to Bloomsbury CA.

Relevant History

NA

Relevant policies

LDF Core Strategy and Development Policies

DP24 (Securing High-Quality Design)

DP25 (Conserving Camden's Heritage)

CS14 (Promoting High-Quality Places and Conserving our Heritage)

NPPF

Assessment

The applicant seeks to improve connectivity between the ground floor and basement of his office premises, which are at present separated by a semi-public staircase, meaning that two sets of locked doors have to be passed. This inconvenience leads to copiers, storage, etc, functions being kept in the foyer of the ground floor.

He intends to do this by inserting a small spiral staircase, of modest and modern design.

The proposal is a minor alteration in a large grand space and will be reversible. It also has the advantage of leading to the exposure and restoration of some of the surviving parquet beneath the existing carpet. By allowing frequently used functions such as storage and photocopying to move downstairs, it will allow the basement to be fully used and so free the grand foyer to be used as a reception space, to the overall benefit of the listed building.

The intervention will allow the site to be more successful in its use as an office, hopefully keeping it in beneficial use.

By virtue of its small scale, differentiation and reversibility, and the above-mentioned benefits to the listed building, the proposal does not detract from the special interest of the listed building.