

<b>Delegated Report</b>		Analysis sheet		Expiry Date:		16/09/2004	
		N/A / attached		Consultation Expiry Date:		03/09/04	
<b>Officer</b>				<b>Application Number(s)</b>			
Victoria Fowles				2004/1719/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
127 - 128 High Holborn London WC1V 6PQ							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
H13 14/09/04		[Signature] 16/9		[Signature] 14-9-04		[Signature]	
<b>Proposal(s)</b>							
Alterations to the front entrance area to provide lighting and disabled access, and internal alterations at ground floor level.							
<b>Recommendation(s):</b>		Approve listed building consent for internal works and ramp Refuse listed building consent for external light fittings					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified		00		No. of responses	
						00	
		No. of objections				00	
<b>Summary of consultation responses:</b>		Press + site notices. No comments received.  Access Officer – no comment.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Bloomsbury CAAC: "object to the design and location of the proposed light fittings which would detract from this distinguished listed building."					

**LONDON BOROUGH OF CAMDEN**  
**TOWN AND COUNTRY PLANNING ACTS**

**16 SEP 2004**

**RECOMMENDATION AGREED  
ON BEHALF OF THE COUNCIL**

## Site Description

The building is grade II listed building located on the corner of High Holborn and Southampton Place. Dating from 1904, it was built as an office block but is now in use as a bank. It is constructed in Portland stone with granite ground floor and comprises 4 storeys and attic, in the free Classical manner. The corner entrance is round-arched with bracketed stone balcony above. The building forms part of the Bloomsbury conservation area.

## Relevant History

17.09.91 listed building consent granted for installation of an external security bell.

## Relevant policies

UDP 2000

EN21, EN31, EN38

## Assessment

Listed building consent is sought for various internal and external works associated with enhanced security and disabled access provision. The works are confined to the ground floor of the building.

Internally, it is proposed to replace the existing internal doors with a new swing door and side screen, which is push button operated. This will not replace any historic fabric and so is not considered to be contentious. Various minor works, such as the painting of existing doors and installation of induction loops are proposed; these works will not have an effect on the building's special interest.

Externally, it is proposed to create a ramp up to the existing shallow step to provide level access. This is not considered to be problematic in principle but no details of the finish (in terms of colour, materials etc.) have been provided.

Also externally, it is proposed to install three light fittings, over the main door (located under the soffit on the keystone), and at fascia level over the ATM and over the night safe. The proposed light fittings are crudely detailed and industrial in appearance, and are not sympathetic to the architecture of the host building. When the bank is in use the main doors are open, and a suitable light could be installed within the hallway without harming the external appearance of the building.

The street is well lit at present, with a street lamp immediately outside the bank. It is appreciated that enhanced lighting is often required around ATMs for security reasons, however, the location and design of the proposed light fittings is not considered to be acceptable in this case due to their harmful effect on the external appearance of the building and the wider conservation area. The ATM and night safe are located immediately under windows; perhaps a more appropriate solution would be to improve the lighting within the premises.

It is recommended that the ramp and internal works be approved, but the external light fittings be refused due to their harmful effect on the special interest of the building and the character and appearance of the Bloomsbury Conservation Area.