

Background

59 Lambs Conduit Street is a Grade II listed terraced property built in 1702/3 as a house with later shop. The property owned by our client (The Governing Body of Rugby School) is let out as a ground and basement shop unit with two flats over 3 floors above. The ground and basement floor has recently become vacate, as the previous tenant's (Persephone Books) lease expired, and they have moved on.

The attached photographs show the current condition of the basement window and the hopper & rainwater pipe. There is no edge protection as such to the rear lightwell other than a few horizontal loose laid metal poles over the opening.

Relevant Policies & Guidance

National Planning Policy Framework (2021)

London Plan (2021)

LB Camden Local Plan (2017) D2 Heritage

Supplementary Guidance -Design (2021) & Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Pre- Application Submission

A listed building pre- application was submitted in March 2022 and a joint inspection with Alan Wito Senior Planner (Conservation) was undertaken. Pre-application advice was provided 28 April 2022 Ref: 2022/0453/PRE

Proposals

The following outlines the proposed works requiring planning approval:

Replacement of rear lightwell window

Installation of metal railings to the lightwell

Replacement of existing hopper and rainwater pipe in the same location.

The proposals can be seen in the attached Landers & Associates drawing's 21016/100.

Courtyard/Rear Elevation

1. Replace the rotten lightwell window currently part boarded up (Photo 17) with a part timber casement / louvred window.
2. Install a metal railing along the edge of the lightwell to replace the loose laid horizontal poles seen in photo 16.
3. Remove redundant ventilation duct and infill with matching brickwork
4. Replace defective uPVC hopper head and downpipe
5. Remove redundant external WC including the rotten timber roof over and retain the brick wall.

Flat roof over the single storey rear addition

6. Overcoat the existing asphalt flat roof coverings to the single storey rear addition with a polyurethane liquid membrane waterproof coating.

Access Assessment

The proposals do not change the access into or within the property in any way. The works proposed are of repair and fire safety precautions.

Heritage Impact Assessment

Courtyard/Rear Elevation

The dilapidated / rotten basement lightwell window currently boarded up and of no historical significance is to be replaced. The new window will be part glazed timber window and part louvred to provide permanent ventilation into the basement.

The new balustrade introduced around the rear lightwell will provide safety to this otherwise open lightwell will be of simple design metalwork painted black.

The overcoating of the flat roof of the rear addition asphalt roof will broadly speaking match previous liquid membrane applications and the addition of insulation accommodated within and below the depth of the joists to avoid any external visual changes.

The remaining existing rear windows will be redecorated as part of the works.

In summary the works described have been specified in such a way as to retain as much historical structure and fabric as possible without any detrimental impact to the character and architectural significance of the property itself or the surrounding properties and conservation area.