

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>			
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>			<b>Application Number(s)</b>				
Nick Baxter			2024/1916/P and 2024/2054/L				
<b>Application Address</b>			<b>Drawing Numbers</b>				
109 Camden Street London NW1 0HX			Refer to decision notice.				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of 1 no. below ground connections from the existing gas main in Camden Street, 1 no. new gas riser to the front elevation of the property and 1 no. new meter box to the basement lightwell. Relocation of the 3 no. existing gas meter boxes.							
<b>Recommendation(s):</b>		Refused					
<b>Application Type:</b>		Planning permission and 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	1
				No. electronic	00		
<b>Summary of consultation responses:</b>		A member of the public has written: "There is no need for gas. They should be able to run on electricity. External pipes on a listed building is daft when it's not essential."					
<b>CAAC/Local groups* comments:</b> *Please Specify							

## Site Description

The site is a grade-II-listed early-19<sup>th</sup>-century terraced house, one of a group of five.

The list description notes: “Terrace of 6 houses. Early C19. Yellow stock brick with rusticated stucco ground floors. End houses slightly projecting. 3 storeys and basements. 2 windows each. Round-arched doorways with patterned fanlights and panelled doors. Entrances to Nos 107 and 117 in recessed side porticoes. Gauged brick flat arches to recessed sashes; 1st floors with cast-iron balconies. Stucco cornice and blocking course. INTERIORS: not inspected.”

The house’s significance lies in its architectural design, plan form and historic fabric and its townscape contribution.

The applicant wishes to run a new gas supply pipe vertically up the façade of the building, branching horizontally at each level and entering each flat through a new penetration.

Internal works are also proposed to pipes and installations.

## Relevant History

Pre-app advice was sought for the proposal in 2023 (2023/5477/PRE). At that time, the applicant was told “the addition of a gas pipe up the front elevation of this early-19<sup>th</sup>-century house clearly harms its historic character and the composition of the group, and is unacceptable”.

## Relevant policies

Local Plan 2017:  
D1 Design  
D2 Heritage  
NPPF 2021  
London Plan 2021

## Assessment

The site is a mid-terrace house of three floors plus basement, containing four flats. The first-floor flats have ornamental cast-iron balconies, the window heads feature finely gauged brickwork and the basement and ground floor are fronted with banded stucco, but otherwise the frontages are restrained and austere. The two upper floors are of London stock brick.

The group of six houses takes the form of a central flat-fronted row of four, with the house on each end stepping forward slightly. The frontage is unimpaired by downpipes, etc, although some unauthorised gas flues penetrate it.

The facades of the houses are the primary designed element of the listed buildings, and the addition of services would harm their historic character which is plain and uncluttered. This harm would affect both the house in question and the composition of the group. The creation of penetrations in the façade will also cause loss of historic fabric.

There is no public benefit to the provision of gas to private flats.

It is considered therefore that the proposal harms the visual character of the built environment, contrary to policy D1 (design) and harms the special interest of the listed building in the ways described above, contrary to policy D2 (heritage) of the local plan.