

Delegated Report		Analysis sheet		Expiry Date:		19/03/2013	
		N/A / attached		Consultation Expiry Date:		28/2/13	
Officer				Application Number(s)			
Alan Wito				2013/0438/L			
Application Address				Drawing Numbers			
60 Doughty Street London WC1N 2LS				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
External alterations to include the replacement of existing windows to rear and front elevation, with additional glazing bars, new entrance and steps at ground and basement level to front elevation, with associated internal alterations to existing house (Class C3)							
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:		A site notice was put up outside of the property from 30/1/13 to 20/2/13 and a press notice published on 7/2/13 but no responses were received as a result of this.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

The site is occupied by a four storeys, plus lower ground, mid terrace Georgian building located to the west side of Doughty Street. The building forms part of a Grade II listed terrace constructed during 1807-9.

The site is located within Bloomsbury Conservation Area.

Relevant History

CTP/H15/11/G/HB 878 (R) Internal alterations and the erection of a single storey rear extension for office purposes at 60-61 Doughty Street. **Granted** 13/05/1975.

PSX0004002/R2 & LSX0004003/R2 Retention of internal and external alterations including rear lower ground floor extension. **Granted** 11/02/2002.

2007/3921/P and 2007/3931/L: Change of use from business use (B1) to a single family dwelling house (C3) including minor internal and external alterations. **Granted subject to section 106 agreement 14/12/2007**

2011/4542/P & 2011/4543/L: Change of use from business use (B1) to a single family dwelling house (C3) including minor internal and external alterations. **Granted subject to section 106 agreement 21/11/2011**

Relevant policies

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden's heritage

Assessment

External works

The most noticeable change to the building is the replacement of the existing windows from single panes sashes to multi pane sashes. An inspection of the existing windows reveals them to be non original and of limited historical interest. There was no evidence that these were the original sash windows with the glazing bars removed. The replacement windows would replicate the originals in appearance, would be single glazed and would have puttied in glass. This offers an enhancement to the special interest of the building.

A metal stair would be installed to the front lightwell. This is a common feature and there is evidence that a gate once existed in the front railings which suggests that such a feature originally existed. The stair itself would be of a modest appearance and is considered acceptable. This element of the proposal requires planning permission as it was not covered by the 2011 scheme. An informative will be attached informing the applicant of this.

The front entrance steps would be repaved with stone, similar to number 61 Doughty Street. The existing tiled paving is non original and therefore this is considered acceptable. Below the entrance steps the single door would be replaced with a set of double doors which are considered appropriate in design for the building.

Internal works

At lower ground floor level the existing floor plan has been significantly altered in the past with the removal of the hallway partitioning and original store. This results in a large open plan space which is unaffected by the works proposed.

The only change at first floor level is the insertion of doors between the front and rear room. Such an alteration is a common feature in this type of property and maintains the plan form of this principal level. Exploratory works have revealed that a door in this location appears to survive behind modern plasterwork.

On the second floor the only alteration is the reinstatement of the original spine wall to form a shower/WC area to the new bathroom in the front room. No objection is raised to these works.

Minor changes are proposed to the third floor including the infilling of a non original opening in the spine wall and the reinstatement of a door into the rear room. In the roof non original rooflights are to be removed and the roof made good with natural slate.

Recommendation

The proposed works preserve the special interest of the listed building and therefore it is recommended that consent is granted.