

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>04/03/2013</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>14/02/2013</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Charles Rose			2013/0088/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
13 Jeffreys Street London NW1 9PS			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>				
Details pursuant to conditions 2(a) (doors), 2(b) (windows and door openings), 2(c) (samples of facing materials), 2(d) (architectural details), 2(e) (floors), 2(f) (works to satisfy building regulations), 3 (method statement for strengthening and levelling floors) and 4 (statement justifying need for doorway between bedroom and bathroom at first and second floor level) of listed building consent granted on 09/10/12 (Ref: 2012/3921/L for the erection of enlarged single storey rear extension replacement and refurbishment of windows on front and rear elevation and associated works including repair works and internal alterations all in connection with existing dwellinghouse (Class C3).				
<b>Recommendation(s):</b>		Approve details		
<b>Application Type:</b>		Approval of Details (Listed Building)		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	Press and Site notice: No Response  Site notice displayed between 18/01/2013 and 08/02/2013 Press notice advertised between 24/01/2013 and 14/02/2013					
<b>CAAC/Local groups* comments:</b> *Please Specify	N/a					

## Site Description

The subject property is located on the northern side of Jeffrey's Street. The main feature on the site is a three storey dwelling with basement level. The building has a single storey rear projection at lower basement level.

The property is currently vacant and has is in a state of disrepair. The site is located within the Jeffrey's Street Conservation Area, and is a Grade II listed building.

## Relevant History

2012/3889/P / 2022/3921/L GRANTED - Erection of enlarged single storey rear extension (following demolition of existing), replacement and refurbishment of windows on front and rear elevation and replacement of front entrance door, creation of bin store on platform in lightwell, installation of two rooflights, alterations to rear roof profile including new windows and reinstate chimney stack and hard & soft landscaping works to rear garden all in connection with existing dwellinghouse (Class C3). 09/10/2012

2011/5349/P: Erection of extension at rear basement level with terrace over enclosed by balustrading at rear ground floor level, reinstate chimneystack at rear second floor level, alterations to rooflights at rear second floor level, replacement of rear first floor window with door, replacement of windows at front basement, ground and first floor level, refurbishment of other windows on front and rear elevation, and installation of metal ladder in front basement lightwell all in connection with existing dwelling house (Class C3).

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 - Promoting high quality places and conserving our heritage

## Assessment

Permission is sought to discharge details pursuant to conditions 2(a) (doors), 2(b) (windows and door openings), 2(c) (samples of facing materials), 2(d) (architectural details), 2(e) (floors), 2(f) (works to satisfy building regulations), 3 (method statement for strengthening and levelling floors) and 4 (statement showing the doorway between bedroom and bathroom at first and second floor level) of listed building consent granted on 09/10/12 (Ref: 2012/3921/L for the erection of enlarged single storey rear extension).

The drawings and samples were inspected on site on the 14<sup>th</sup> February 2013.

### Conditions

#### ***2(a) (doors) and 2(b) (windows and door openings)***

The new window and doors details including architraves appropriately match the age and style of the grade II listed townhouse

#### ***2(c) (samples of facing materials)***

The stock brick sample and Welsh slate sample were inspected on site. Code 6 lead would also be used for flashing.

Any loose pointing will be raked out by hand tool and joints will be re-pointed in matching mortar with flush brushed pointing. New pointing would be dark grey and flush with brickwork

The patch brickwork repairs or reinstatement work would be made good the affected areas to match the original adjacent work in respect of materials, detailed execution and finished appearance including proposed colour, texture, face-bond and pointing.

No cleaning would take place.

#### ***2(d) (architectural details – joinery and plasterwork)***

The new architectural features including joinery and plasterwork all appropriately match the age and style of the building.

Unfortunately during the discharge process the builders removed more of the existing fabric than was permitted under the original application. As such this condition also includes the reinstatement of missing plasterwork including walls/ceiling and cornicing as well as reinstatement of skirting. The joinery and plasterwork would be reinstated to match the previous arrangement on the site thereby preserving the architectural value of the building.

#### ***2(e) (floors)***

Existing floor are to be retained in situ. Historic floorboards which exist in the rear rooms at second and third floor levels will be removed and used in the front rooms to allow tiles to be laid above a solid floor.

A new wide oak board floor covering, as per the original permission, will be laid over the historic floor boards.

#### ***2(f) (works to satisfy building regulations)***

These works include strengthening the floor (refer to condition 3) as well as damp proofing the basement. The damp proofing methods would vary depending on the locations of the works. A mixture of either physical membrane or sika render to 1m high would be used. These are considered satisfactory to preserve the fabric and integrity of the building structure whilst providing for modern family accommodation in the listed building.

The existing staircase would also be strengthened, as well as doubling timbers around the new rooflights and strengthening the roof joists joints where they are affixed to the masonry walls. Metal heli-fix or similar straps would also be introduced where the front wall has become un-bonded with the party walls. These are common occurrences in builds of this age and type and the proposed solution is appropriate to preserve the fabric and structural integrity of the listed building.

### **3 (method statement for strengthening and levelling floors)**

The floor strengthening would include double up existing joists in the bathrooms. This would allow additional load to be accommodating without removing or harming existing fabric

### **4 (statement showing the doorway between bedroom and bathroom at first and second floor level)**

The submitted drawings satisfactorily demonstrate how the new door opening would be introduced without unduly affecting or removing the existing structure of the 2<sup>nd</sup> floor spine wall.

The detailing, finish and quality of the materials satisfactorily respond to the area and design of the development. The details are considered satisfactory to meet the requirements of the condition. I recommend the conditions be discharged.

### **Disclaimer**

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