

Delegated Report		Analysis sheet		Expiry Date:		08/01/2013	
		N/A / attached		Consultation Expiry Date:		27/12/2012	
Officer				Application Number(s)			
Victoria Pound				2012/5199/L			
Application Address				Drawing Numbers			
16 Georgiana Street 10-15 Georgiana Street London NW1 0EA				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Reduction in height of 2 chimney stacks at 16 Georgiana Street, 1 to the rear and 1 on the party wall, and reduction of the upper portion of the party wall (with Nos.10-15) to the office/residential dwelling (Class B1) and (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:		Press and site notices displayed – no responses received.					
CAAC/Local groups* comments: *Please Specify		N/a – LBC application only.					

Site Description

No.16 is situated at the eastern end of a row of Grade II listed terraced houses dating from the early 19th century. Consistent with the wider terrace, it is built of yellow stock brick with a rusticated stucco ground floor level and plain stucco first floor sill band with cast iron balcony at first floor level. No.16 has a stucco cornice and blocking course parapet as opposed to a plain parapet which is characteristic of the wider terrace. The property has a slated, butterfly roof and 2 chimney stacks, one against the flank wall and another on the rear elevation; both have 4 clay pots.

The property abuts No.10-15 Georgiana Street which forms part of the substation that occupies the larger St. Pancras Substation site bounded by Georgiana Street, Royal College Street and Pratt Street.

The properties are not within a conservation area.

Relevant History

16 Georgiana Street:

2011/4735/L – **LBC granted** 15/12/2011 for *Reduction in height of 2 chimney stacks at 16 Georgiana Street, 1 to the rear and 1 on the party wall, and reduction of the upper portion of the party wall (with Nos.10-15) to the office/residential dwelling (Class B1) and (Class C3).*

10-15 Georgiana Street:

2011/4871/P - **PP granted** 31/10/2012 (subject to a S106 agreement) for *Erection of a three storey building for use as an electricity switch house (Sui Generis) following demolition of existing light industrial building (Class B1).*

2012/5449/P – **PP granted** 17/12/2012 (subject to a S106 agreement – Deed of Variation) for *Variation of condition 2 (development built in accordance with approved plans) of planning permission granted 31/10/12 (Ref 2011/4871/P) for the erection of a three storey building for use as an electricity switch house (Sui Generis) following demolition of existing light industrial building (Class B1) namely, increase in height of building by 450mm, enlargement of plant access doors on rear elevation, omission of two louvres on rear elevation, reconfiguration of ground floor layout, enlargement and relocation of louvres on stairwells and omission of cross-over on Georgina Street.*

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage
DP25 Conserving Camden's heritage

Assessment

Listed building consent was granted in December 2011 for similar works to those proposed here, to reduce the height of the flank and rear chimneys (which were raised in height in the past and are significantly taller than the original chimney heights, as seen on the neighbouring listed terrace buildings) and the party wall with no 10-15 Georgiana Street. The principle of the dismantling of the chimneys was considered at that time, and the justification considered acceptable. This aspect of the proposal has not changed.

An amended planning application for the redevelopment of 10-15 Georgiana Street has been submitted subsequently, and this application seeks consent for alteration to the chimneys to bring them into line with the slight increase in the height of the adjacent building as proposed in the revised planning application.

The party wall chimney will be reduced in height from 3.8m (measured from the front parapet height to the top of the stack) to 2.8m, and the rear stack will be reduced in height by c. 1m. The chimneys will be rebuilt 0.1m taller than as previously approved, and the flank wall 0.3m taller.

Whilst the stacks as rebuilt will remain taller than the original chimney heights, some reduction in height of the chimneys will better reflect their original height, and will not cause harm to the building. A small amount historic brickwork will be removed in the dismantling, but, where possible, existing bricks will be reused in the reconstruction of the chimneys.

Conditions were attached to the previous listed building consent; these remain relevant and should be added to any further consent.

The works are considered to preserve the building's special interest, in line with local and national policies and guidance, and therefore approval is recommended.

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