

Delegated Report		Analysis sheet		Expiry Date:		29/11/2012	
		N/A / attached		Consultation Expiry Date:		15/11/12	
Officer				Application Number(s)			
Alan Wito				2012/5302/L			
Application Address				Drawing Numbers			
15 Swinton Street London WC1X 9NL				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of vent, pipes and flue (Condition 2) and new gate to front lightwell and replacement of window with door to the side elevation (Condition 6A), 6B (new doors, moulding and architrave, 6C (stairs to the front lightwell), 6D, (runs demonstrating the pipework for all new bathroom and kitchen) pursuant to Listed Building Consent (2012/2771/L) granted 16/08/2012 for the Internal and external alterations to include the installation of metal staircase from ground to lower ground floor level to front elevation, and new layout to include new bathrooms, WCs and a new kitchen and associated works in connection with the conversion of the building to a single family dwelling.							
Recommendation(s):		Approve					
Application Type:		Approval of Details (Listed Building)					
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:		SN – no response PN – no response					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site is a three storey plus basement terraced building on the south side of Swinton Street. It forms part of a terrace of 7 houses 5-17) c1835-44 constructed in darkened stock brick with rusticated stucco ground floors. Architectural detailing includes round-arched ground floor openings, doorways with fluted quarter columns, cornice-heads, fanlights, paneled doors, cast-iron balconies to 1st floor windows, and stucco cornices with blocking courses. The site lies within the Central London Area and the Bloomsbury Conservation Area and the terrace is listed grade II.

Relevant History

2012/2769/P Conversion to a single family dwelling (Class C3) and the installation of metal staircase from ground to lower ground floor level to front elevation, and replacement of windows at rear upper and lower ground floor level with one window and french doors. Approved 16/8/12.

2012/2771/L Internal and external alterations to include the installation of metal staircase from ground to lower ground floor level to front elevation, and new layout to include new bathrooms, WCs and a new kitchen and associated works in connection with the conversion of the building to a single family dwelling. Approved 16/8/12.

2012/1642/P Installation of metal staircase from ground to lower ground floor level to front of property (Class C3). Withdrawn 9/5/12

2012/1643/L Installation of metal staircase from ground to lower ground floor level to front of property, removal and installation of partition walls at lower ground, ground, first and second floor levels, in connection with refurbishment of 4x self contained dwelling flats (Class C3). Withdrawn 9/5/12

Enforcement

EN10/0994 Grade II Listed property split into 4 flats without any permission. Case closed as there was no evidence what the lawful use was over the last 15 years and the Enforcement Officer concluded that the likely lawful use was as a single family dwelling.

Relevant policies

LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)

DP25 (Conserving Camden's heritage)

National Planning Policy Framework (2012)

Assessment

Condition 2 stated:

“No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.”

The submission for this covers a new soil vent pipe on the rear elevation. This would be in black painted metal and would sit adjacent to the existing rainwater pipe. The rear elevation is the traditional location for such services and therefore no objection is raised to this.

Condition 6 required the submission of the following:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Typical details of new gate to front lightwell at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

The gates has been designed to match the adjacent railings and is considered acceptable.

b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

The design of the doors are appropriate to the building, being traditional four panelled with mouldings. Details have also been submitted of the skirtings proposed which match the existing in the building. The new French doors are appropriately designed for the building.

c) Plan, elevation and section drawings at 1:10 of new stairs to front lightwell.

The new stairs to the front basement lightwell is constructed in metal and have a simple appearance which is appropriate and does not compete with the adjacent more ornate metal railings.

d) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.

Service runs have been sensitively located with the vertical riser boxed in within the hall and the horizontal routes run within the floor void.

The submitted details satisfy the requirements of the conditions and ensure that the special interest of the building is preserved, therefore it is recommended that the condition is discharged.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444