

Delegated Report		Analysis sheet		Expiry Date:		07/11/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Victoria Pound				2012/4465/L			
Application Address				Drawing Numbers			
184, 186 & 188 North Gower Street London NW1 2NB				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Repair, alteration and cleaning of exterior of building, including the replacement of waterproof membrane to balconies, installation of draught strips to existing sash windows, and installation of a damp proof membrane to front lower ground level and rear courtyard area.							
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: <small>*Please Specify</small>		N/a – LBC only.					

Site Description

Terrace of three Grade II listed houses dating from the early C19. The buildings are four storeys plus basement in yellow stock brick with rusticated stucco ground floors and plain 1st floor band. Each has a cantilevered balcony at first floor level with decorative metal balustrade (originally cast iron, now steel).

Relevant History

Various, none directly relevant to this application.

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

Assessment

Terrace of three, Grade II listed houses dating from the early C19. The buildings are four storeys plus basement in yellow stock brick with rusticated stucco ground floors and plain 1st floor band. Each has a cast-iron balcony at first floor level.

Works of internal and external repair and alteration are proposed.

Balconies

The balconies at first floor level comprise a stone slab with modern steel railing around, which is a replica of the original iron design. The balcony tops have been coated in concrete; it is proposed to remove this and to repair the stonework beneath, where it is cracked, spalled or where areas of stone have broken off, using matching materials and an appropriate repair methodology. It is proposed to apply an elastic waterproof membrane to the upper surface of the stonework, which will be colour-matched to the stone. This alteration is considered to be acceptable as the membrane is not considered to physically or visually harm this part of the building. The railings will be removed in order to undertake this work, repaired and repainted, then reinstated.

Windows

It is proposed to retain the existing windows and to overhaul and introduce draught strips. The information submitted with the application was not clear as to whether replacement was proposed; it has now been confirmed that it is intended not to replace any windows. The draught strips will be fitted into slim channels cut into the sashes; this is considered to be an acceptable way of improving the windows' thermal capacity without losing historic fabric. Where sections of timber are rotten, new timber will be spliced in locally.

Damp proofing

It is proposed to install a liquid damp proof membrane within the front lightwell and rear courtyards. No details of this have been submitted with the application as the full specification and extent of this aspect has not been determined; full investigation will be undertaken when the properties are vacated. It is recommended therefore that a condition is attached which seeks full details of this work, including clear floor plans and sections at 1:20 highlighting the proposed position of the membrane, schedule of works, and manufacturers' specification.

Cleaning

Similarly, it is proposed to clean the elevations, but no details have been submitted. A light water wash would be acceptable. Again, a condition is recommended.

Subject to additional details, the works are considered to preserve the buildings' special interest, in line with local and national policy and guidance. Approval is therefore recommended.

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