

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		28/12/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Walker				2012/5770/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
77B Arlington Road London NW1 7ES				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>							
Internal alterations to first floor level flat including insertion of new partitioning (Class C3).							
<b>Recommendation(s):</b>		Grant Listed Building Consent					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

### Site Description

This Grade II listed building forms part of a group of 17 houses dating from the 1840s. The building is of stock brick with a rendered ground floor and is 3 storeys in height with a basement. The site is located within the Camden Town Conservation Area.

### Relevant History

None

### Relevant policies

#### LDF Core Strategy and Development Policies

**CS14, DP24, DP25**

### Assessment

This application is for minor internal works to the layout of the first floor flat. Currently the flat is laid out as a studio, with a bed/sitting room to the front, and a kitchen and bathroom formed from the rear room. The building was converted to flats in 1979, at which point presumably its internal decorative features were removed.

It is proposed to insert a new partition running in the approximate line of the original spine wall. The bathroom is also to be reduced in size. This allows for the flat to be laid out in a more useful arrangement with a kitchen/living room to the front and a bedroom at the rear in the former kitchen. The partitions that surround the bathroom are modern fabric of no intrinsic interest and their modification will not harm the special interest of the listed building. Furthermore, by reducing the size of the bathroom this will encroach less into the original rear room of the building. The new partition will be beneficial to the internal layout and spatial quality of the listed building, going some way to reinstating a sense of its cellular plan form. New doors are to be traditional timber panelled units.

The application also includes works to install a new bathroom and kitchen, neither of which is considered contentious. The applicant has confirmed that new servicing will be extended within the floor void from its current location and that no new exterior pipework or servicing will be necessary. The existing varnished plywood flooring, which is non original, is to be replaced. New insulation between the joists and soundproofing is to be installed beneath the replacement floor.

The proposals are of a minor nature and are considered beneficial to the special interest of the listed building. Recommend approval.

### Disclaimer

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