

Delegated Report		Analysis sheet		Expiry Date:		05/12/2012	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Victoria Pound				2012/5307/L			
Application Address				Drawing Numbers			
The Elephant House Hawley Crescent London NW1 8NP				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations to include the installation of stud and glazed partitions at lower ground, ground, first and second floor levels, in connection with offices (Class B1).							
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:		No consultations – internal Grade II works only.					
CAAC/Local groups* comments: *Please Specify		N/a – LBC only.					

Site Description

Grade II listed former industrial building, listed in February 2009, and dating from 1900-01. Built as a bottle store.

Alongside the adjoining buildings, including the Cooper's Building facing the canal and Nos 35-37 Kentish Town Road on the eastern side, the Elephant House forms part of a complex of buildings built for the brewing industry in 1900-01 by William Bradford for the Camden Brewery, which represent a rare surviving industrial complex in an inner city location.

Relevant History

2012/2298/P & 2012/2249/L – PP and LBC granted 29/06/2012 for *Replacement and refurbishment of windows, relocation of plant from courtyard to roof level enclosed by metal enclosure, removal of existing external fire escape staircase and replacement of fire escape doors with window and installation of new doors to replace existing timber hoarding covering lift door on west elevation, cleaning of brickwork and internal alterations including secondary glazing, modification to partitioning and door openings, staircase and services all in connection with existing offices (Class B1).*

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

Assessment

Permission was granted earlier in 2012 for the refurbishment of the building, to be used as offices. These works are underway and an occupier has been found for the building. In order to facilitate its use, it is proposed to install some additional partitions at each floor level, in order to provide individual, smaller office spaces in addition to the open plan areas. These will be constructed primarily in glass, in order to retain a feeling of openness. The majority of the smaller spaces will be formed at ground floor level, but the existing structural columns at this level will remain on view.

The additional partitions are limited in number, particularly at the lower ground, first and second floor levels, and are arranged and detailed in a way which is not considered to harm the character of the spaces, as the general feeling of openness will be retained and the columns not obscured. To this end, the works are considered to preserve the building's special interest, and comply with the relevant local and national policy requirements. Approval is therefore recommended.

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