

Delegated Report		Analysis sheet	Expiry Date:	22/08/2012
		N/A	Consultation Expiry Date:	02/08/2012
Officer			Application Number(s)	
Nicola Tulley			2012/2243/P & 2012/2242/L	
Application Address			Drawing Numbers	
Parnell House Streatham Street London WC1A 1JB			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of boiler flues on Dyott Street and Streatham street facades in connection with existing residential flats (Class C3) (Retrospective).				
Recommendation(s):		<ol style="list-style-type: none"> 1. Refuse planning permission 2. Refuse listed building consent 3. That the Head of Legal Services be instructed to issue a Listed Building Enforcement Notice under Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended requiring the removal of the boiler flues on both Dyott Street and Streatham Street facades, and to pursue any legal action necessary to secure compliance and officers be authorised in the event of non-compliance, to prosecute under Section 43 or appropriate power and/or take direct action under Section 42 in order to secure the cessation of the breach of planning control. 		
Application Type:		Full Planning Permission & Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	42	No. of responses	02	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 06/07/2012 to 27/07/2012. A notice was placed in the Ham & High from 12/07/2012.</p> <p>One letter of comment and one letter of objection were received, the following issues were raised:</p> <ul style="list-style-type: none"> • Reminder that this is a listed building of historic importance. • The design of these flues should be such that the façade is not disfigured. <p>Officer's response: see assessment below.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Bloomsbury CAAC have raised objection on the following grounds:</p> <ul style="list-style-type: none"> • This is a highly significant example of early social housing. • The retention and alteration of pipework are very harmful to the buildings appearance and architectural character. <p>Officer's response: see assessment below.</p>					

Site Description

The application site relates to a five storey residential housing block on Streatham Street on the junction with Dyott Street. The surrounding area is mixed but predominately residential.

Parnell House is a Grade II* Listed Building and located within Bloomsbury Conservation Area. The listing description reads: Block of artisans' flats. 1849. By Henry Roberts. For The Society for Improving the Condition of the Labouring Classes. Interiors replanned c1985. Yellow stock brick with rusticated stucco 1st & 2nd floors, and stucco dressings. Fireproof construction of brick load-bearing walls and arched hollow-brick floors. L-shaped plan. EXTERIOR: 5 storeys and basement (top storey added later). 6 bays and 12-window return to Dyott Street. Stucco doorway surround with architrave, console-bracketed cornice and pediment. Plain stucco band at 2nd floor level inscribed "MODEL HOUSES FOR FAMILIES". Square-headed recessed sash windows with stucco lintels in form of gauged flat arches; ground and 1st floor windows in stucco recesses. Stucco sill bands at 2nd and 4th floors, and stucco plinth. Bracketed brick cornice. Open galleries in courtyard, supported by brick piers which span 2 floors, give access to flats comprising kitchen and scullery, living room and mostly with 2 bedrooms. INTERIORS: not inspected. HISTORICAL NOTE: originally known as Streatham Street Buildings, they are the earliest surviving example of flats to provide accommodation for the "deserving poor" in regular employment. The second earliest survivor is New Court, Flask Walk (qv).

Relevant History

Planning history

Planning and listed building consent, references 2011/5341/P & 2011/5416/L, was granted for: Installation of 2 communal satellite dishes, 1 aerial and associated equipment at roof level and external cable runs to residential block (Class C3).

Planning and listed building consent, references 2010/3800/P & 2010/3802/L, was granted for: Installation of communal aerial and satellite TV system to roof of residential flats (Class C3)

Planning and listed building consent, references 2009/1221/P & 2012/1283/L, was granted for: Alterations to provide new handrails to an internal courtyard and terrace at fourth floor level to replace existing safety railings.

Enforcement history

Enforcement, reference EN11/0695, External pipework erected by contractors on listed building.

Relevant policies

London Plan Spatial Strategy: 2011

LDF Core Strategy and Development Policies

LDF Core Strategy and Development Policies 2010

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

Bloomsbury Conservation Area Character Appraisal and Management Strategy 2011

Assessment

Proposal and background

The applicant is requesting retrospective consent for boiler flues following an enforcement complaint, reference EN11/0695. The installation of boiler flues are positioned on ground, first, third and fourth floor levels on the Dyott Street elevation and ground, first, second, third and fourth floor levels on the Streatham Street elevation.

The applicant has applied for retrospective planning permission for the installation of boiler flues on Dyott Street and Streatham Street facades. No pre-commencement plans have been submitted and further information has not been forthcoming as to determine the extent of alteration on these facades.

Supporting information submitted within the application states the following. The boiler flues on the external elevations were installed in 1987 when the flats were modernised and gas central heating provided including balanced flues. These flues were replaced with black and silver finished flues in 2007, 2010, and 2011 as part of upgrading and 'Decent Homes' programmes. These flues protrude approx 170mm. In 2011 adjacent to the main entrance on Streatham Street a boiler was replaced to the ground floor flat and fitted with a white flue extension, which the applicant proposes to paint black if deemed acceptable.

Design and appearance

The Council requires developments to promote high quality places and conserve our heritage in accordance with policies: CS14; DP24; & DP25 of Camden's LDF. Development Policy DP25 clearly states that development will only be permitted in conservation areas that preserves and enhances the character and appearance of the area. Furthermore development will not be permitted where it would cause harm to the special interest of a listed building.

The installed boiler flues, with one exception of the flue extension, have a black and silver metallic finish, which contrasts noticeably with the mellow yellow stock brick and off white painted dressings.

The Conservation Area Appraisal and Management Strategy note the pressures facing the conservation area and the cumulative harm this can have upon its character and appearance. The CAAMS recognise that cable runs and external telecommunications apparatus can harm the appearance of an historic building. It is considered that the proliferation of flues and associated extensions/alterations to the Streatham and Dyott Street elevations are considered harmful to the special interest of the listed building and the character and appearance of this part of the conservation area.

Conservation and design officers raise particular concern to the recently fitted flue extension kit to the boiler flue adjacent the Streatham Street entrance. This is considered a sizeable white plastic appliance which harms the composition of the façade. Although the applicants state this will be painted black to blend in with the boiler flue, this is considered insufficient to mask its appearance.

Although not part of this application, the pipework on both street facades, which is subject to the CAAC's objection serves to clutter the façade and detract from the special interest of the listed building. There is no information or photographic evidence to suggest whether additional pipework had been installed or replaced.

Conservation officers advise that the applicant seeks alternative locations, in line with technical central heating requirements, ideally on the rear façade. If no alternative position is feasible, flues with a finish (colour and texture) which is a closer match to the brickwork should be sought.

Amenity

The proposals are not considered to raise any amenity issues in relation to policies DP26 & DP28 of Camden's LDF.

Conclusion

The installations subject of this application are considered harmful to the special interest of the Grade II* Listed Building and the character and appearance of Bloomsbury Conservation Area contrary to policies: CS14; DP24 & DP25 of Camden's LDF.

Recommendation

Recommend refusal and removal replacement boiler flues and pipe flue extension.

1. Refuse planning permission.
2. Refuse listed building consent.
3. That the Head of Legal Services be instructed to issue a Listed Building Enforcement Notice under Section 38 of

the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended requiring the removal of the boiler flues on both Dyott Street and Streatham Street facades, and to pursue any legal action necessary to secure compliance and officers be authorised in the event of non-compliance, to prosecute under Section 43 or appropriate power and/or take direct action under Section 42 in order to secure the cessation of the breach of planning control

The Notice shall allege the following breach of planning control:

Installation of replacement boiler flues on both Dyott Street and Streatham Street elevations and installation of flue extension on Streatham Street.

The Notice shall require within a period of 6 months of the Notice taking effect:

- (a) Removal of replacement boiler flues on both Dyott Street and Streatham Street elevations and removal of flue extension on Streatham Street elevation.
- (b) The making good of any damage caused to the building through the removal of the boiler flues. Any making good shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile.

REASONS WHY THE COUNCIL CONSIDER IT EXPEDIENT TO ISSUE THE NOTICE.

The replacement boiler flues and flue extension does not have the benefit of planning permission and listed building approval and would be unacceptable for the following reasons:

1. The installation of boiler flues on both Dyott Street and Streatham Street facades and the installation of a flue pipe extension on the Streatham Street façade by reason of their appearance, in terms of colour and texture, and proliferation on both facades harms the special interest of the Grade II* Listed Building contrary to Core Strategy Policy CS14 (Promoting high quality places and conserving our heritage) and Development Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of Camden's Local Development Framework 2010.

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