

Delegated Report		Analysis sheet		Expiry Date:	23/03/2012
		N/A / attached		Consultation Expiry Date:	01/03/2012
Officer			Application Number(s)		
Victoria Pound			2012/0523/L		
Application Address			Drawing Numbers		
THE RAILWAY ARCHES 17-19 BONNY STREET LONDON NW1 9PE			See decision letter.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Repair of existing timber gates at the ground floor front elevation.					
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:	<p>Press and site notices displayed: five objections received (to the original application for the replacement of the gates).</p> <p>Summary of objections: Replacement of the gates would diminish the quality of Bonny street; the existing historic gates represent a valuable link with the historic past; the existing gates should be repaired and maintained rather than replaced.</p> <p>Response: the application has been amended and gates will be retained and repaired.</p>					
CAAC/Local groups* comments: *Please Specify	N/a – listed building consent only.					

Site Description

Grade II listed building which forms a part of the Camden Road Station complex, dating from 1870. The buildings on the Bonny Street elevation originally housed ancillary offices and waiting rooms above goods stores.

Relevant History

PEX0000362 & LEX0000545 – **planning permission and listed building consent granted** 24/10/2000 for *The retention of alterations comprising the installation of new windows and doors to the arch enclosures at the rear.*

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

Assessment

There is a pair of large, painted timber gates within the arched vehicular entrance on the Bonny Street elevation. The gates are in a poor state of repair in places, and this application originally sought to replace the gates with new timber gates in facsimile. However, following an inspection on site, and in the absence of any information being provided to the contrary, it would appear that the gates and their metal straps and hinges are of some age, and as such are considered to be a significant element. To this end the application has been amended to seek to retain the gates, and to repair and replace damaged areas of fabric where necessary. As such, the application now overcomes all of the objections which were received, as these comments were focused on the harmful impact arising from the loss of the gates.

The main areas which are in need of maintenance, repair and replacement are as follows:

- The bottom rail of both gates, which has suffered from water penetration and has been boarded over with plywood;
- Upper arch frame detail – some water damage to the timber here;
- Leading edge of the doors, where they meet – some surface damage from vehicles;
- Wire mesh which is positioned behind the open areas at the upper level is corroding – seek to replace this;
- There is a non-original pedestrian door opening cut into the right hand gate – seek to replace this in same position, with new locks.

The gates will need to be taken off-site to be repaired at a joinery shop, and as such it is recommended that a condition is attached which secures written notification of the timeframe for their removal and reinstatement, and details of any temporary security gates that may be required whilst the gates are off-site.

Subject to condition, the works proposed are considered to be acceptable as they will preserve the fabric and special interest of the building.

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