

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		13/08/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		02/08/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Victoria Pound				2012/3225/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
18 Rugby Street London WC1N 3QZ				See decision letter.			
<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 works at all levels including alterations to the partitioning and replacement of mechanical and electrical fittings and the introduction of pipe work to the rear elevation all in connection with existing residential dwelling (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>		Press and site notices displayed – no responses received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/a – LBC only.					

## Site Description

Grade II listed terraced house dating from the mid C19. The frontage incorporates an earlier (C18) decorative wooden doorcase, hood, fanlight and door. In residential use as a single dwelling.

## Relevant History

17.03.1980 – **LBC granted** for *Works of alteration and conversion to form studio and balcony at roof level, in connection with the use of the property as a single family dwelling house.*

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

## Assessment

Minor internal and external alterations are proposed, in association with the upgrading of the residential accommodation. The building is shallow on plan, comprising one principal room with a small anteroom to the rear of this, accessed from the front room. Some timber panelling is retained within the stair compartment and ground floor front room.

The works include: the removal of non-original partitioning at basement and second floor levels, replacement of kitchen and bathroom fittings throughout and the formation of a new bathroom within the rear rooms at first and third floor levels, and re-wiring/replacement of switches throughout. An existing vertical service riser will be reused, as will any existing openings within joists, with redundant notches filled, and no new notches formed. Similarly, openings within timber panelling for light switches/sockets etc will be reused, so as to avoid further damage to this fabric. Downlighters will be located within kitchen and bathroom areas but not within the principal rooms.

Externally, very minor alterations are proposed, including the introduction of a small extract vent to the front basement level and recessed side elevations at all levels, new door entry panel to the front door, and provision of additional slim pipework to serve bathrooms, to the rear elevation. It is recommended that a condition is attached which ensures that the new grilles shall be finished in an appropriate colour to match the surrounding fabric as closely as possible, and that any new pipework is painted metal, in order to minimise the visual impact of these elements and to ensure an appropriate quality of finish.

The proposed works are not considered to harm the building's special architectural and historic interest, in line with local and national policy and guidance. To this end approval is recommended.

### Disclaimer

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