

Delegated Report		Analysis sheet		Expiry Date:		25/05/2012	
		N/A / attached		Consultation Expiry Date:		24/5/12	
Officer				Application Number(s)			
Alan Wito				2012/2039/L			
Application Address				Drawing Numbers			
Former Engineers Building 22 Grafton Road London NW5 3DU				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 5(i) (door details), 5(j) (window details), 5(k) (signage) and 5(o) (cleaning and retention of internal glazed brickwork) of Listed building consent 2007/4428/L dated 13/05/2008 for: Refurbishment and restoration of the centre to provide 2 swimming pools, learner pool, gym & studio spaces including internal and external alterations to the building; works of conversion, partial demolition and extensions to provide 10 self-contained flats (3 x 1 bed, 7 x 2 bed) and 4 x 4 bed town houses.							
Recommendation(s):		Approve details					
Application Type:		Approval of Details (Listed Building)					
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>A site notice was put up outside of the property from 25/4/12 to 16/5/12 and a press notice published on 3/5/12.</p> <p>English Heritage was consulted and a letter was received back dated 23/5/12 stating that the submitted details are considered satisfactory to meet the requirements of the condition.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

The site is a major public sports and leisure facility and a Grade II listed Building owned by the London Borough of Camden. It occupies a prominent location within the Inkerman Conservation Area having frontages onto Prince of Wales Road to the south, Grafton Road to the west and Willes Road to the east.

The Former Engineer's Building forms part of the building and as part of the approved scheme it was separated off from the main building and sold off to a Housing Group for conversion to a single dwelling. Internally the building has been largely rebuilt.

Relevant History

Planning permission (2007/4426/P) and Listed Building Consent (2007/4428/L) were granted in May 2008 for refurbishment and restoration of the centre to provide 2 swimming pools, learner pool, gym & studio spaces including internal and external alterations to the building; works of conversion, partial demolition and extensions to provide 10 self-contained flats (3 x 1 bed, 7 x 2 bed) and 4 x 4 bed town houses.

Listed Building Consent (2010/1069/L) was granted on 10/5/10 for the insertion of two windows into the rear elevation of residential flat at third floor level of the Resident Engineers Building.

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP25 – Conserving Camden's Heritage

Assessment

For the avoidance of doubt the applicant submitted the application using the numbering of the conditions on GOL's letter dated 2/5/08. However the numbering of the conditions on the Council's official decision letter differs from these and this is the numbering which has been used in this application. An informative will be added advising the applicant of this.

Condition 4(f) required details of the new services within the Willes and Grafton pools. As this application relates to the Former Engineer's Building no submission is necessary for this condition.

Condition 5(i) required a plan, elevation and section drawing of all new internal and external doors. These details have been submitted which include a new front door and French doors to the rear. The design of both is appropriate to the special interest of the building. The internal doors proposed are modern in appearance but given that the interior of the building is of little interest no objection is raised to these.

Condition 5(j) required a plan, elevation and section of all new and replacement windows. The windows have already been installed in the building and the match those found on the main Sports' Centre (where appropriate).

Condition 5(k) required the submission of details for any new signage. This was aimed at the Sports' Centre part of the development and not the Former Engineer's Building. The only "signage" proposed would be the numerals "22" on the front door. No objection is raised to what is common feature on residential properties/.

Condition 6(o) required details for the cleaning and retention of internal glazed brickwork. Again this was aimed more at the main Sports' Centre part of the building. However vestiges of glazed bricks survive around the ground floor windows. Given their poor condition and patchy distribution it was decided that these could be boarded over so that they would be retained in the building.

Recommendation

The proposed works preserve the special interest of the listed building and it is recommended that conditions 5(i), 5(j), 5(k) and 6(o) are approved. As there was no requirement to make a submission under conditions 4(f) and an informative attached stating this.

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