

Delegated Report		Analysis sheet		Expiry Date:		21/12/2011	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Victoria Pound				2011/3749/L			
Application Address				Drawing Numbers			
25 Calthorpe Street London WC1X 0JX				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations at basement, ground, first, second and third floor levels including the removal of partitions within the rear ground floor room, formation of partitions within the rear first floor room, and the formation of a new entrance door and partition at lower ground level.							
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:		N/a – Grade II only					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

Grade II listed residential building, one of a terrace of 11 houses dating from c1842-9. Now in use as 2 x self-contained flats at basement and ground levels and 1 x maisonette at first to third floors.

Relevant History

Listed building consent granted 20.12.1976 for *Alterations involved in the rehabilitation and conversion of 25, 31, 33, 41 and 43 Calthorpe Street, WC1 to provide maisonettes and self contained flats.*

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

Assessment

The building is in use as flats, having been subdivided in the 1970s into a self-contained flat at each of the basement and ground floor levels, with a maisonette on the first, second and part third floors (the third floor occupies one half of the original valley roof, which has been converted). The proposal seeks to retain the existing number and general layout of the flats, with minor alterations proposed alongside general refurbishment and repair in order to improve the standard of accommodation.

The building retains few original features internally; doors and cornices have been lost throughout, but the timber window shutters and original staircase remains. Where they survive it is intended to retain and repair historic features in situ.

Basement

It is proposed here to create a new partition and entrance door beneath the ground floor staircase in order to create a lobby to the basement flat. The position of this, which will not project beyond the edge of the stair, is considered acceptable as it will have limited visual impact from the street. The detailed design of the door – simple 4-panel in painted timber – is also considered to be acceptable.

Other than the relocation of the kitchen from the rear to the front room, there are no other works at this level.

Ground

It is proposed to remove non-original partitioning from the rear room. This is uncomfortably positioned, and its removal welcomed. The existing double door opening between the front and rear rooms is currently partially infilled and the original doors no longer in place. It is proposed to infill this opening entirely in order to separate the rooms, but to retain the architrave, in order not to lose any historic fabric and to allow for the reopening in the future. This element is considered acceptable.

It is also proposed to infill a non-original opening within the rear of the closet wing at this level, in reclaimed stock brickwork and pointing to match the existing. This is considered acceptable.

First

It is proposed to form a small WC within the rear room, which is otherwise used as a kitchen. This will be positioned adjacent to the chimneybreast, and the partition walls will not rise the full height of the room, which will allow the original room volume to be appreciated. The partitioning represents a reversible intervention and in this case is not considered to be significantly harmful to the building's special interest.

Second floor- no alterations.

Third (attic) and roof

This area has been converted from the original valley roof area and the fabric is not original. Internally, a small area of partitioning will be removed, which is considered acceptable. Externally, the existing wooden terrace which sits over the other half of the valley roof is proposed to be repaired.

In summary, the works proposed are considered to be in accordance with local and national conservation policy and guidance. Approval is therefore recommended.

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