

Delegated Report		Analysis sheet		Expiry Date:	05/09/2011		
		N/A / attached		Consultation Expiry Date:	11/8/11		
Officer			Application Number(s)				
Alan Wito			2011/3192/L				
Application Address			Drawing Numbers				
41 Doughty Street London WC1N 2LF			See decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of kitchen at ground floor level, with associated pipework and extraction ducts to existing house (Class C3)							
Recommendation(s):		Grant					
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:		A press noticed was published on 21/7/11 which expired on 11/8/11. A site notice was put up outside of the property which ran from 20/7/11 to 10/8/11. No responses have been received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is a four-storey plus basement grade II listed building on the eastern side of Doughty Street and lies within the Bloomsbury conservation area. The property dates from circa 1872 and is faced in stock brick. At the rear a three storey extension has been constructed.

Relevant History

2010/6055/P: Change of use of basement, ground and first floor levels from offices (Class B1) and maisonette on second and third floor to create a single residential dwelling (Class C3). Granted 10/1/11.

2003/2352/P: Use of the second floor as offices in conjunction with office use on the basement, ground and first floors. Refused 08/12/2003.

14558: Rebuilding of existing rear extension, on basement, ground and first floors, for office use. Granted 09/03/1973.

13923: Erection of three storey rear extension for office use. Refused 01/09/1972.

HB494: Demolition of existing rear extension and erection of new rear extension on basement, ground and first floors for office use. Granted 09/03/1973.

HB692: Erection of a partition across the ground floor, front room and the boxing off of the fireplace with plasterboard. Refused 26/11/1973.

Relevant policies

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden’s heritage

Assessment

The proposals seeks to install a kitchen in the rear ground floor room although at the time of the site visit in August it was discovered that the works have been implemented since the submission of the application.

The kitchen units are low and cover one wall and are considered acceptable. The extraction flue is located in the corner and cuts through the cornice and runs out to the rear elevation between ground and first floor level.

The building has undergone many changes in the past and when inspected it was found that the features in this space have either been removed or were non original. The original proportions of the space have been significantly altered as it has been opened up into the rear extension. The cornice itself is non original. Given the level of change that has occurred in this room the position and impact of the extract flue is considered acceptable. It could be easily reversed in the future and the lost piece of non original cornice reinstated.

As the flue then runs through a twentieth century rear extension it does not harm any fabric of historic interest. The external vent is minimal in size and sits flush with the wall, its colour means that it blends in well with the light tones of the brickwork.

The works preserve the special interest of the building and therefore it is recommended that consent is granted. As the works have been implemented no condition is attached requiring the works to be started within 3 years.

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