

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/06/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		12/05/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Victoria Pound				1) 2011/1541/P 2) 2011/0982/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
14 Calthorpe Street London WC1X 0JS				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>							
Alterations at roof level including new fibre cement roof covering, new access hatch and associated repair works to dwelling (Class C3).							
<b>Recommendation(s):</b>		Refuse planning permission and listed building consent.					
<b>Application Type:</b>		1) Full Planning Permission 2) 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.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Bloomsbury CAAC – no response.					

## Site Description

Grade II listed building which forms part of a terrace of 12 houses dating from c1820-1826, and is within the Bloomsbury Conservation Area. The building is in use as flats.

## Relevant History

2006/0775/L – **listed building consent granted** 30 May 2006 for *Installation of boiler and flue, internal alterations to kitchen, bathroom and insertion of hallway stud wall.*

2010/6244/P & 2010/6247/L – **planning permission and listed building consent granted** 7 February 2011 for *Erection of single-storey conservatory extension at rear basement level, including alterations to window at the rear of flat and internal alterations.*

## Relevant policies

### LDF Core Strategy and Development Policies

**CS14** Promoting high quality places and conserving our heritage

**DP24** Securing high quality design

**DP25** Conserving Camden's heritage

## Assessment

It is proposed to undertake some repairs and alterations at roof level in order to provide adequate weather protection to the property. The valley roof is currently covered with asbestos-containing roofing tiles, which were installed in the C20 in place of natural slate. This modern covering is now failing and allowing water ingress. It is proposed to replace the roof covering and roof hatch, to lay insulation and breathable felt below the new roof covering, and repair chimney stacks.

The principle of renewing and repairing the roof is considered to be acceptable and in the interests of the long term health and longevity of the building; however, some of the materials and methodologies proposed are not considered to be appropriate for use on a listed building of this age and type. It is proposed to use fibre cement tiles (artificial slates) as the roof covering. This non-traditional material has a limited lifespan in comparison to natural slate and its use is not considered to preserve the special character and architectural integrity of the building. It also proposed to use a brush-on liquid paste system to the chimneys; this is considered to be harmful to the appearance and integrity of these significant elements of the roofscape, and gives rise to concern that the application of an impermeable membrane will lead to damage to the brickwork beneath, as moisture will be sealed into the fabric. This is considered harmful to the health and longevity of these historic elements, and the special interest of the building. The chimneystacks should be repaired appropriately, being repointed using an appropriate mortar mix and pointing.

The Council's core strategy and development plan policies expect that heritage assets within the Borough are preserved and enhanced, and states that permission will not be granted for works which fail to preserve their special interest. This application is not considered to meet the aims of these policies and those contained within PPS5, and as such is recommended for refusal.

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