

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		21/03/2011	
		N/A		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Alan Wito				2011/0365/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
144 Chalton Street London NW1 1NP				See decision notice			
<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 alterations to partition walls, formation of new door in spine wall, reinstating fireplace, relocation of kitchen, enlarging doorway, enlarging chimney breast opening, modernizing bathroom fixtures and finishes, restoring windows and internal shutters to dwelling house.							
<b>Recommendation(s):</b>		<b>Grant</b>					
<b>Application Type:</b>		<b>Listed Building Consent</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					

### **Site Description**

The property is a maisonette which is formed from the ground and basement level of a terrace house dating from the mid nineteenth century (circa 1845).

The property is grade II listed and lies within King's Cross St Pancras Conservation Area.

### **Relevant History**

There is no planning history relevant to this building.

### **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 proposed works are respectful to the special interest of the listed building. At ground floor level the partitioning which subdivided the original front room is being removed and this almost reinstates the original proportions. The original cornice survives and will be retained whilst a fire place (appropriate the age and style of the building) is to be reinstated. This package of works is considered a significant improvement to one of the principal spaces in the building.

Double doors will be inserted between the front and rear rooms. Such a proposal is a common feature in this type of building and the two rooms will still be clearly visible as originally being two separate spaces. The design and proportions of the doors are considered appropriate.

In the rear room a kitchen will be installed but the cornice will be retained and units will stop well short this. No other features of interest survive in the room and the proposals are considered acceptable.

A new four panelled front door will be installed to replace the existing (an unsympathetic Carolina door) and this is considered an improvement.

At basement level the front room is subdivided but this is not considered harmful when considered in conjunction with the improvement to the ground floor. In any case this room no longer contains any features of note. Timber folding shutters will be installed to front windows attached to plain plastered reveals. These are appropriately detailed and could be easily removed in the future.

The bathroom/WC in the rear wing will be remodelled but this space is considered to be of lesser interest and the works will not impact on the special interest of the building.

The proposed works are considered to preserve the special interest of the listed building and therefore it is recommended that consent is granted.

### **Disclaimer**

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