

Delegated Report		Analysis sheet		Expiry Date:		27/07/2010	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Tina Garratt				2010/2301/L			
Application Address				Drawing Numbers			
4 Pond Square London N66BA				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations and deepening of internal staircase and installation of chemical damp proof course at lower ground and ground floor level at existing dwelling house (Class C3).							
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					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

4 Pond Square is a Grade II listed building located within the Highgate Village Conservation Area. The building was listed in 1954 but the interior was not inspected. The building dates from the early 18th century and is two storey high plus basement, three bays wide and is constructed of brown brick with a slated mansard roof. It is lit by 6 over 6 timber sash windows set within openings with cambered heads. The doorway is set within the easternmost bay and is reached via a flight of stone steps. The rear of the property is not visible from the public realm but comprises a small back garden surrounded by a brick wall.

Relevant History

There are no previous planning or listed building applications recorded for this property.

Relevant policies

Replacement Unitary Development Plan 2006

Policy B6: Listed buildings

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

Visual inspection of the interior determined that the original plan form of the building survives along with an original staircase between ground and second floor level, skirtings, cornices and some original panelling. The timber staircase between ground and basement level is not original and comprises of simple, modern timber treads. The underside of the staircase was visible through a cupboard under the stair which determined no original stone or timber treads survive beneath.

The original proposals were for the replacement and deepening of basement staircase to allow for greater head room and for tanking in the basement and the insertion of a damp proof course. Inspection of the building established that a damp proof course had been already inserted some years ago and had clearly been ineffective. Discussions with the owner established that the chimneys were blocked up. Having discussed the damp issues, the applicant is willing to unblock the chimney, remove cemetitious render on the rear elevation of the building and to remove external concrete screed which abuts the front of the building to try and alleviate the damp issues by other methods. Accordingly, the applicant no longer wishes for the proposals for tanking and the damp proof course to form part of the application. This was agreed in an email dated 07/07/2010.

The proposals for the removal of the existing staircase between ground and basement level would not result in the loss of historic fabric and the design of the replacement staircase, with simple timber treads, is sympathetic to its location within the building. Accordingly the works proposed accord with B6 of the UDP and should be granted listed building consent.

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