

Delegated Report		Analysis sheet		Expiry Date:		28/04/2010	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Charlie Rose				2010/1347/L			
Application Address				Drawing Numbers			
67 Gray's Inn Road London WC1X 8TL				Refer to Decision Notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Approval of details pursuant to condition 4(a, b, f and g), of listed building consent granted on 04/08/2009 (ref: 2009/2432/L) for internal and external alterations in connection with the refurbishment of first, second and third floor levels of residential dwelling (Class C3).							
Recommendation(s):		Approve details					
Application Type:		Approval of Details (Listed Building)					
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

The application site relates to a Grade II listed four-storey plus basement townhouse in need of substantial repair. The building has a fine interior which is in poor condition including panelled rooms and corridors and original joinery throughout. The site lies in the Hatton Garden Conservation Area and within the Central London Area.

Relevant History

04/08/2009 GRANTED - Internal and external alterations in connection with the refurbishment of first, second and third floor levels of residential dwelling (Class C3) (ref: 2009/2432/L)

Relevant policies

Replacement Unitary Development Plan 2006 Policy B6

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

LDF Core Strategy CS14 and Development Policies DP25

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

Consent is sought to discharge conditions 4a (new doors), b (windows), f (service runs) and g (fire and sounds insulation) of planning permission 2009/2432/L (Internal and external alterations in connection with the refurbishment of first, second and third floor levels of residential dwelling (Class C3)).

4a Doors

All existing doors are to be retained and reused.

New doors required for original door openings would be copied to match the existing original doors on each floor. This results in 6 panelling doors on First floor and four panelling doors elsewhere. Mouldings to each level.

New doors in the historic envelope but not original openings would match the panelling found on existing adjacent door on each floor but not receive moulding detail.

The new doors in the new first floor extension would be four panelled with no moulding detail.

Architraves are to match the existing adjacent original per floor.

The detailing of the doors has been designed to follow the hierarchy throughout the building and within the original and new parts within floor. This preserves the special interest and original character of the building whilst allowing the new areas to be easily recognised.

4b Windows

Existing windows are to be retained. All new windows would be designed as double hung single glazed timber sashes to exactly match the existing original adjoining adjacent windows. This preserves the special character and appearance of the building.

4f Service Runs

All new service runs for the new bathroom would be located in a single riser to the front side of the central spin wall. No fabric or features would be affected.

The new kitchen islands in the front of the building would be serviced via concealed pipe runs between the floor from the rear of the building. The existing joists run front to back and as such the runs would not harm existing features or fabric which run between the joists.

4g Fire and Sound Insulation

Upgrading of the insulation to the inside of the external walls will be carried out to the following locations only:

Third floor front and rear mansards. There is no original plaster or features to these areas.

The second and first floor front elevation as there is no original panelling and has a plaster finish and new insulation will also not affect the adjacent panelling as this has already previously been cut back through the installation of existing service risers (to be removed) It was agreed that these works will not be carried out to the rear elevation on these floors as historic panelling exists to these areas.

Full height independent timber stud partitioning located to the room side of the stair compartment to the rear rooms would give the sufficient level of fire protection. The existing stair panelling in these areas would be retained and protected. The new partition will receive dado height panelling to match adjacent surfaces on the internal side.

The staircase soffit which currently consists of 'live' lath and plaster would be removed and fire lined board install to satisfy Building Regulations.

The new staircase lobby would largely glazed to allow the stair compartment to be fully appreciated. The staircase lobby and internal first floor lobby would be scribed around the existing features.

The floorboards would be numbered, carefully removed and set aside for repositioning. Isowool would be located between the joists with Glasroc strips on the joists and channels to give fire and sound protection. This would not harm the special interest of the building.

The details are considered to preserve all aspects of the building special character including fabric and features whilst upgrading the building to meet current standards. The works are considered to comply with Camden policy and is recommended for approval.

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