

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		21/04/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		n/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Victoria Fowlis				2010/1237/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Avalon Hotel 46-47 Cartwright Gardens London WC1H 9EL				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>							
Submission of details pursuant to condition 4 of listed building consent dated 22 September 2009 Ref: 2009/3212/L for Internal and external alterations in association with the erection of a replacement two storey basement and ground floor rear extension and 2 new single storey rear extensions to provide additional bedrooms and a breakfast room to the existing hotel (Class C1) plus installation of 2 air-conditioning units and associated enclosure to the roof of the new ground floor rear extension.							
<b>Recommendation(s):</b>		Approve details pertaining to condition 4(a) only.					
<b>Application Type:</b>		Approval of Details (Listed Building)					
<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>		n/a					
<b>CAAC/Local groups* comments:</b> *Please Specify		n/a					

## Site Description

The application site is a corner property that is located on the junction of Cartwright Gardens and Burton Place and comprises a four-storey building with basement. The building is grade II listed and forms the end of a terrace of 18 houses forming the southern half of the crescent.

## Relevant History

Planning permission and listed building consent granted 22.09.09 for *Internal and external works in association with the erection of a replacement two storey basement and ground floor rear extension and 2 new single storey rear extensions to provide additional bedrooms and a breakfast room to the existing hotel (Class C1) plus installation of 2 air-conditioning units and associated enclosure to the roof of the new ground floor rear extension.*

## Relevant policies

### Replacement Unitary Development Plan 2006

#### 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.*

#### DP 25, CS14

## Assessment

Details have been submitted in relation to condition 4, which is in three parts. Details in relation only to part (a) have been submitted (plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1) and considered here.

The door details which have been submitted demonstrate that 4- and 6-panel doors of a design appropriate to their position within the building will be used. Moulding and architrave details are considered to be appropriate.

Approval of condition 4(a) is recommended, with an informative pertaining to conditions 4b) and 4c) attached.

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