

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		13/11/2003	
		N/A / attached		<b>Consultation Expiry Date:</b>		n/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Joanna Ecclestone				2003/2280/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
14 St Chad's Street London WC1				Refer to 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>							
Submission of details/schedule of works of the damp proof course pursuant to condition 6 of listed building consent dated 4th September 2003 Ref LSX0304186 for internal and external works to residential building							
<b>Recommendation(s):</b>		Discharge condition					
<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>		No consultation undertaken.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/a					

### Site Description

Nos 13 & 14 St Chad's Street are two terraced houses dating to 1827-9, of 3 storeys plus basements. They are both listed at grade II and fall within the Kings Cross CA.

### Relevant History

Internal works; the erection of a single storey rear extension; the opening up of a section of railings to the front to allow the installation of a gate, the erection of external staircase access to the basement and the installation of a new basement door granted consent 4/9/03 (LSX0304186/L).

### Relevant policies

Replacement Unitary Development Plan 2006 - B6 – listed buildings

LDF Core Strategy and Development Policies – CS14 & DP 25

*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

This application was received in 2003 and it appears from the case file that no action was taken on it at the time. The agent states that he has received no correspondence. He also confirms that the works have gone ahead as per the submitted details and been completed.

The method proposed are not those we would normally approve on a listed building (a application of Sika cementitious render to the basement walls as a solution for damp), due to the non-permeable nature of the material and resultant impact this may have on the brickwork. However, now the works have been carried out it would likely cause additional harm to remove it, and so it is not possible to remedy the works undertaken. The works will address the penetration of damp, and time will tell whether it causes any additional problems in terms of displaced damp, or decay of brickwork.

In this context of the age of the application and the fact that the works have been completed and not easy to reverse I recommend that the condition be discharged.

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