

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/03/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		03/03/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Walker				2010/0348/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
8 Southampton Place London WC1A 2EA				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>							
Internal alterations including removal of existing timber partitions at fourth floor level and installation of new timber partition and doors, and creation of new opening in party wall at fourth floor level to link to No. 7.							
<b>Recommendation(s):</b>		Grant Listed Building Consent					
<b>Application Type:</b>		Listed Building Consent					
<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>		English Heritage have granted flexible authorisation.  Site notice – no responses.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					

## Site Description

This Grade II\* listed building forms part of a terrace of 8 houses dating from c.1755-63 and built under the direction of Henry Flitcroft. The building is of 3 storeys with a basement and two levels of accommodation contained within the mansard, the 4<sup>th</sup> floor of which has no external expression on the front roof slope.

## Relevant History

Listed Building Consent (2007/1443/L) was **granted** on 26 March 2008 for the "Insertion of structural ties to secure side wall."

Listed Building Consent (2007/2541/L) was **granted** on 24 July 2007 for "Underpinning foundation to wall adjoining 9 Southampton place."

Listed Building Consent (2007/4794/L) was **granted** on 4 December 2007 for "Introduction of ties to repair fractures in side/party wall and construction of chimney."

Listed Building Consent (2008/2905/L) was **granted** on 30 June 2009 for "Masonry infilling to 3 no. toilet windows and provision of mechanical ventilation system with low level weathered roof terminal. Installation of new ductwork with lined studwork to match the internal walls including new balanced boiler flue and roof vent through flat roof."

Planning permission (2009/3016/P) was **granted** on 28 September 2009 for "Change of use of basement, ground, first, second and third floors from office (Class B1) to dual use office (Class B1) and non-residential institution (Class D1)."

Listed Building Consent (2009/4809/L) was **granted** on 2 December 2009 for "Refurbishment and repair of Grade II\* listed building (dual use Class B1 and D1) and removal of partition at 1st floor level."

Planning permission (2009/5058/P) and Listed Building Consent (2009/5060/L) were **refused** on 24 December 2009 for "Erection of two dormer windows in upper front slope of mansard roof, internal alterations including removal of existing timber partitions at fourth floor level and installation of new timber partition and doors, and creation of new opening in party wall at fourth floor level to link to No. 7."

## Relevant policies

B6 – Listed Buildings

## Assessment

This application is for the creation of a simple door width opening through the party wall with no.7 Southampton Place at 4<sup>th</sup> floor level. The adjacent building is currently used by a language school who are in the process of acquiring no.8 to expand their operations.

With regard to lateral conversions, English Heritage's guidance London terrace houses 1660-1860 indicates that "...a simple door opening between adjacent buildings in areas of limited interest is often acceptable as a means of reconciling functional requirements with the integrity of individual houses."

The proposed opening would improve the functionality of the building and allow movement between the two properties without compromising its special interest.

It is also proposed to modify the layout at 4<sup>th</sup> floor level, involving the removal of partitions and the insertion of new walls. This area of the building comprises modern fabric and is of no intrinsic merit. The proposed works will also result in a less convoluted layout than at present. As such, I have no objection to the proposed modifications. Recommend approval.

### **Disclaimer**

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