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|--|----------------------------|--------------------------------|-------------------------------------|----------------------------------|----|-------------------|----|
| <b>Delegated Report</b>  |                            | <b>Analysis sheet</b>          |                                     | <b>Expiry Date:</b>              |    | 05/02/2010        |    |
|  |                            | N/A / attached                 |                                     | <b>Consultation Expiry Date:</b> |    | 13/01/2010        |    |
| <b>Officer</b>   |                            |                                |                                     | <b>Application Number(s)</b>     |    |                   |    |
| Hannah Walker  |                            |                                |                                     | 2009/5887/L                      |    |                   |    |
| <b>Application Address</b>   |                            |                                |                                     | <b>Drawing Numbers</b>           |    |                   |    |
| Flat 9, Skipwith Buildings<br>Bourne Estate<br>Portpool Lane<br>London<br>EC1N 7UH           |                            |                                |                                     | 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>   |                            |                                |                                     |                                  |    |                   |    |
| Addition of a flue for a condensing boiler, to front elevation of top floor flat (Class C3). |                            |                                |                                     |                                  |    |                   |    |
| <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>  |                            | Site notice – no responses.    |                                     |                                  |    |                   |    |
| <b>CAAC/Local groups* comments:</b><br>*Please Specify                                       |                            | N/A                            |                                     |                                  |    |                   |    |

### Site Description

Skipworth House forms part of the Buorne Estate, built by the LCC Architect's department in 1901-3. The elevations are of red, orange and stock brick, with some blue and glazed bricks. Concrete open stairs and balconies with iron railings. The estate has a free Classical style, with Arts and Crafts touches, developing the idiom established by the LCC Boundary Street and Millbank estates in a formal direction.

The estate is grade II listed as one of the three key estates built by the London County Council in the years of its greatest innovation. The estate is within the Hatton Garden Conservation Area.

### Relevant History

None

### Relevant policies

B6 – Listed Buildings

### Assessment

This proposal is for the installation of a boiler flue to the property, which is at 4<sup>th</sup> floor level within the block. The existing boiler is located within a cupboard in the centre of the flat and has a flue that vents through the roof of the building. However, this is now broken and needs to be replaced.

The new condensing boiler is to be located within the kitchen which overlooks the communal balcony adjacent to the stairwell. An extension pipe is required to be fitted to the flue allowing it to project and vent beyond the eaves. The flue is to be white which will help to disguise it against the white soffit when looking upwards from ground level.

Where boilers and associated flues have been installed en masse by the Council (such as on the lower floors of Skipworth House) they have been aligned and sensitively located in the brickwork elevations so as to minimise their visual impact on the listed building. In other locations on the estate, flues have been installed that have long extension pipes that allow them to clear the soffit of the balconies above. In this case, the internal location of the boiler, and the external positioning of the flue are considered acceptable given the constraints of the site. The proposed flue is not considered to have an unacceptable impact on the special interest of the listed building. Recommend approval.

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