

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 30<sup>th</sup> November 2009. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report</b> (Members' Briefing)		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>04/12/2009</b>
		N/A	<b>Consultation Expiry Date:</b>	12/11/09
<b>Officer</b>			<b>Application Number(s)</b>	
Alan Wito			2009/4831/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
8 Rothwell Street London NW1 8YH			See 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>				
Alterations to dwelling house (Class C3) to convert existing bedroom into bathroom including, new floor tiling, replacement of door, fitting of external pipework and other associated alterations.				
<b>Recommendation(s):</b>	Grant			
<b>Application Type:</b>	Listed Building Consent			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was put up outside of the property from 21/10/09 to 11/11/09 but no responses were received as a result of this.</p> <p>Letters of notification were sent out to 7 neighbours but no responses were received as a result of this.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>Primrose Hill CAAC was notified of the application and raised an objection on the grounds of the impact of the pipework on the interior and exterior of the building. The comments are included here and addressed in the "assessment" section.</p> <p><i>"While we do not object in principle to the conversion of this bedroom to a bathroom, the drainage pipework proposed both internally and externally would be damaging to the special character of the Listed Building and to the character and appearance of the conservation area.</i></p> <p><i>We advise that other, acceptable, solutions be sought."</i></p>					

**Site Description**

The application building is an end of terrace house dating from circa 1862 (built for the Marquess de Rothwell). It has three storeys and a basement.

It is Grade II listed and lies within Primrose Hill Conservation Area.

**Relevant History**

Listed building consent and planning permission were refused on 24/9/96 for internal alterations at first floor level in connection with the erection of a rear extension on top of the rear addition at first floor level (refs: L9602151 and PS9601994). Refusal of planning permission was based on loss of daylight and outlook to neighbouring properties and listed building consent was refused for reasons of prematurity.

**Relevant policies**

Adopted UDP 2006 Policy B6 – Listed Buildings

## Assessment

Under this application the proposal is to convert the rear first floor room into a bathroom. The room survives quite well intact with many original features although a water cylinder has been installed in the past.

All the new fitting for the bathroom have been designed to be fully reversible and cause a minimal amount of damage to the original fabric of the building. Pipework will be run under the floor (parallel to the joists) or boxed in along the wall and any waterproofing (eg splashbacks and tiling) is localised and mounted on built in furniture or on batons.

Works have already started on site and the external pipework has been installed. Although the pipework is in plastic this matches the material of the pipework on the rest on the building and it would not be possible to connect a cast iron pipe to the existing plastic piping. There is only a small amount of pipework proposed and its positioning (which does not obscure any ornamental feature) is not considered harmful to the special interest of the listed building as this is on the plainer rear elevation of the property where it is not uncommon to see such features, especially when this is seen in conjunction with similar arrangements seen throughout the surrounding area on the neighbouring buildings (all of which are also listed). It would not be possible to run the pipework internally without the requirement for significant and potentially damaging alterations to the floor structure and which could also interfere with architectural features on the ceiling below.

As the works do not require planning permission the assessment of this application can only be made in terms of the impact on the special interest of the listed building and not on the impact on the character and appearance of the conservation area.

The proposed works are considered to be fully reversible and preserve the special interest of the listed building, therefore it is recommended that consent is granted.