

Delegated Report		Analysis sheet		Expiry Date:		27/01/2009	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Victoria Fowlis				2008/5810/L			
Application Address				Drawing Numbers			
58 Camden Road London NW1 9DR				See decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Internal alterations at first, second and third floor level all in connection with existing House in Multiple occupation (HMO).							
Recommendation(s):		Grant listed building consent.					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		n/a – internal Grade II.					
CAAC/Local groups* comments: *Please Specify		n/a – internal grade II.					

Site Description

Grade II listed terrace building dating from the early C19. Ground floor retail with the upper three floors in use as a house in multiple occupation.

Relevant History

2007/3966/L & 2007/3965/P – **withdrawn**.

2008/2962/L – listed building consent **refused** 15.09.08.

Relevant policies

UDP 2006 – B6, listed buildings.

Assessment

Internal alterations are proposed at first, second and third floor levels in association with the upgrading of the existing HMO facilities. The first floor retains some fine features including joinery. The upper floors are rather more altered, but retain their original layout and plan form.

Environmental Health have requested some alterations and upgrading of the units in order to meet the requirements of the Housing Act 2004. This includes some works which will affect the special architectural and historic interest of the building:

- Falls between levels - fitting restrictors to all openable windows, and replacing bottom sashes with safety glass and replacing the glazing bars at first floor level or fitting a guard over this sash.
- Falls on stairs – replace missing balusters.
- Fire – install an electrically operated fire-detection system including heat detectors and smoke detectors, provide a 30 min fire resistant door to the kitchen.

The installation of a 30 min fire door is not considered contentious where there is no original door in place. The installation of fire/smoke/heat detection is considered acceptable in principle; these will be small, ceiling-mounted units which will not significantly affect historic fabric, decorative ceilings, nor the character of the rooms.

This application seeks to take on board the previous reasons for refusal. A site meeting was held with Environmental Health to confirm which works were required under the Act, and as a result fewer works are now proposed.

First floor. The existing opening between the front and rear rooms forms part of the historic layout at this level, with a framed double door width opening. It is proposed to separate these two rooms off to create a kitchen to the front and habitable room to the rear, and as such the opening between the rooms will have to be blocked up with fire and sound separation. It is proposed to achieve this using reclaimed four panel timber doors, which will be packed behind with fire and sound proof material. This represents a reversible intervention which will allow for the retention of the character of the rooms. This intervention is therefore considered acceptable.

The lower sashes to the front room windows are in a poor state of repair. It is proposed to repair these, or if this is not possible, to replace in facsimile. The glass is not original, and is proposed to be

replaced with safety glass in order to meet the Environmental Health requirements outlined above. This will not affect the thickness of the glazing bars and as such is considered acceptable in this case.

Third floor – Minor reconfiguration of the front room in order to incorporate an additional bathroom. This will not involve alteration to the spine wall, as previously proposed. The formation of a small bathroom in the front room is not considered to be detrimental to the special interest of the building at this level.

Servicing – all servicing feeding the proposed kitchens, sinks, bathrooms and WCs will connect into the existing pipework on the rear elevation. Servicing will be run in the floor voids so there will be no requirement for visible trunking / boxing within the rooms. Mechanical ventilation is not required for the kitchen as there are openable windows, but it is recommended that a condition be attached which prevents any vents or flues from being attached to the front of the building.

In summary, this revised submission addresses the previous points of concern and is now considered to comply with B6. Approval is therefore recommended.

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