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| Delegated Report | | Analysis sheet | | Expiry Date: | | 17/03/2008 | |
| | | N/A / attached | | Consultation Expiry Date: | | 29/02/2008 | |
| Officer | | | | Application Number(s) | | | |
| Sara Whelan | | | | 2008/0195/P 2008/0196/L | | | |
| Application Address | | | | Drawing Numbers | | | |
| 6-10 Royal College Street London NW1 | | | | Please see draft decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Erection of new boundary railings at front, ground floor level of dwellinghouse. | | | | | | | |
| Recommendation(s): | | Grant | | | | | |
| Application Type: | | Full Planning Permission Listed Building Consent | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 29 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | Site notice erected 8/2/2008 – 29/2/2008 None received | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | | N/A | | | | | |

Site Description

The application site includes a row of 3 early 19th Century, Grade II listed, Georgian terrace townhouses. The row forms part of a longer terrace on the east side of Royal College Street. The building's front elevations are in a poor condition, as indicated on the BAR register, nevertheless internally the buildings are in a much better condition than one would expect from their external appearance and have suffered from lack of maintenance and intermittent occupancy only. Internally the buildings retain their original plan form and most of the original joinery, plasterwork and features of interest.

Retrospective consent is sought for the removal and repair of the front light well railings. Consent is also sought for the reinstallation.

The application buildings do not lie in a Conservation Area.

Relevant History

2007/3912/NEW - Removal and refurbishment of existing boundary railings at front, ground floor level of dwellinghouse – withdrawn (11/01/2008)

2007/3910/INVALID - Erection of new boundary railings at front, ground floor level of dwellinghouse – withdrawn (11/01/2008)

2007/5889/L - Erection of 3 x three-storey extensions at the rear of nos. 6, 8 and 10 Royal College Street; the conversion of nos. 6 and 10 into one self-contained one bedroom basement flat and one three bedroom unit at the upper floor levels and erection of new staircase to front basement to ground floor level to nos. 6, 8 and 10 – pending consideration

2007/5887/P - Erection of 3 x three-storey extensions at the rear of nos. 6, 8 and 10 Royal College Street; the conversion of nos. 6 and 10 into one self-contained one bedroom basement flat and one three bedroom unit at the upper floor levels and erection of new staircase to front basement to ground floor level to nos. 6, 8 and 10 – pending consideration

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden UDP 2006:

SD1 Quality of life

B1 General design principles

B3 Alterations and extensions

B6 Listed buildings

Camden Planning Guidance 2006

Assessment

Introduction

In 2007 black painted iron railings similar to the proposed had been removed from the site unlawfully. These applications seek retrospective consent for the removal and repair of the front light well railings. Consent is also sought for the reinstallation. The railings are Grade II Listed. They are listed as part of a group with the numbers 6-22 (Even) and attached railings and bollard in pedestrian way of No.12.

Impact upon the Listed Building

Ironwork is an intrinsic element of the Georgian architectural style. They denote boundary, security and provide additional decoration in character with the classical style of the period. They also emphasise human scale and contribute to uniform appearance of the terrace. The original railings at the above properties were consistent with the age and style of the building. The railings are specifically mentioned in the list description and form part of the Grade II Listed terrace. The railings are therefore considered to be of special architectural and historic importance. Any alteration, replacement or reinstatement of boundary railings would normally require works to take place in-situ. However the railings had to be moved to complete the necessary repairs off-site.

The works of repair and reinstatement shown on the drawings appears to have been completed in a scholarly manner and in accordance with the period and detailing of the original railings. Missing finials have been replaced to match adjacent original finials. As such the works are considered acceptable in this instance. The new plinth and reconnection to the building is also considered to preserve the character and appearance of the row and is considered acceptable.

Impact upon the street scene

The replacement of the repaired railings would be similar in form and appearance to the original railings. Therefore the proposed reinstallation of railings would have not result in a prominent form of development within the street scene. It is considered that the removal of the temporary metal hoarding would enhance the character and appearance of the street scene. A condition would be attached to any permission granted stating that the repaired railings should be reinstated within 28 days of the date of any decision notice issued.

Impact upon residential amenity

The replacement railings would be the same height and form as the original railings; therefore they would have no further impacts upon the outlook or daylight of windows on the front elevations of numbers 6, 8 or 10 Royal College Street as the original railings.

Recommendation

Full planning permission and Listed Building consent should be granted.

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