

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		19/10/2007	
		N/A / attached		Consultation Expiry Date:		26/9/2007	
Officer				Application Number(s)			
Hugh Miller				2007/2991/P 2007/2993/L			
Application Address				Drawing Numbers			
67 Levita House Chalton Street London NW1 1JJ				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
i) 2007/2991/P - Alterations to widen front entrance door opening and installation of a portable ramp for disabled access to self-contained flat (Class C3). ii) 2007/2993/L - Alterations to widen front entrance door opening and installation of a portable ramp for disabled access to self-contained flat (Class C3).							
Recommendation(s):		i) Grant Planning Permission ii) Grant Listed Building Consent subject to GOL Authorisation.					
Application Type:		i) Councils Own Permission Under Regulation 3 ii) Grant Listed Building Consent subject to GOL Authorisation.					
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:		Site Notice erected 7/9/2007. No responses received.					
CAAC/Local groups comments:		English Heritage : Flexible Authorisation					

Site Description

A 6-storey residential building of an irregular shape set within large grounds and bounded by Ossulston Street to the north and Chalton Street to the south and lies west of Euston Road. It is next to the British Library and part of the Ossulston Estate. The building is listed grade II. It is not within a C.A.

Relevant History

N/A.

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.

RUDP 2006:

SD6 Amenity for occupiers and neighbours
B1 –General design principles
B3-Alterations & extensions
B6-Listed buildings

Assessment

The main issues concern design and impact of the proposed on the appearance of the grade II listed building.

The application proposes the following:

- alterations to widen front entrance door opening and the installation of a portable ramp for disabled access to self-contained flat,
- internal alterations.

External alterations

The proposed alterations are to adopt the ground floor self-contained flat for a disabled occupier. The existing main entrance door would be widened from approx. 800mm to 900mm to improve wheelchair access. The new widened door opening, side windows and joinery will match the existing detailing and in terms of design and use of materials satisfactory.

On a section of the walkway fronting the flat, it is proposed to install a portable metal ramp screw fixed to the floor with black painted metal railings to match those on an existing ramp, screw fixed to the adjacent columns. The replacement door and window would not alter the character or appearance of the façade and is considered acceptable. The proposed accord with policies B1 and B3.

Internal alterations

A door width opening measuring 900mm is being created between two bedrooms and concertina doors replacing non-original fire doors. The proposals have only minor impact on the historic fabric, and have been sensitively thought through and designed so as to preserve the special interest of the listed building.

It is considered that these are minor impacts on the fabric and appearance, which are fully justifiable so as to create disabled access. The ramp and railings are capable of being fully removed in the future so this impact is only temporary. The proposed is in compliance with policy B6.

Recommendations

Given all of the aforementioned the application are considered acceptable and are accordingly recommended for approval, subject to GOL authorisation for the listed building application.