

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b> 26/03/2007		
		N/A / attached		<b>Consultation Expiry Date:</b> 07/03/2007		
<b>Officer</b>			<b>Application Number(s)</b>			
Victoria Lewis			2007/0075/P 2007/0079/L			
<b>Application Address</b>			<b>Drawing Numbers</b>			
Lymehouse Studios 30-31 Lyme Street London NW1 0EE			See decision			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>			
<b>Proposal(s)</b>						
(1) Alterations to roof to include the installation of velux windows to existing office/workshop building (Use Class B1).						
(2) Repairs to roof to include the removal and replacement of slates and installation of velux windows to office / workshop building (Use Class B1).						
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b> <b>Grant Listed Building Consent</b>				
<b>Application Type:</b>						
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>28</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	None					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	N/A					

### Site Description

The application site covers the west side of Lyme Street with additional access from the north side of Georgina Street. The factory, with deep plot located centrally within the terrace, is flanked by 12 paired workers houses. 1852-1855. The old piano factory is built in a classical style in brick. 4 storeys and semi-basement and is grade II listed along with the workers houses. The southern section of the factory roof has been converted to provide attic studio accommodation with small dormer access hatch adjacent to a brick upstand that separates the mansard and remaining pitched slate roof. The mansard roof is set behind a parapet and is not readily visible from the public realm.

### Relevant History

8903590/P & 8970503/L - Insertion of dormer windows at fifth floor level in connection with use of the fifth floor for purposes within Class B1 of the Town and Country Planning (Use Classes) Order 1987 – GRANTED.

8870381/L - Replacement of 27 timber box sash windows in front elevation to match existing and make good around openings as necessary – GRANTED.

### Relevant policies

S1 & S2 – Sustainable Development  
SD6 – Amenity for occupiers and neighbours  
B1 – General Design Principles  
B3 – Alterations and extensions  
B6 – Listed Buildings  
PPG15 – Planning and the historic environment  
Camden Planning Guidance 2006

## Assessment

### Overview

Planning permission and listed building consent are sought for alterations to the mansard section of the factory roof. The works include replacing the existing unusable slates and flat top asphalt covering, insulating the roof and installing new velux roof lights.

### Design & Listed Building

The proposed insulation would increase the dimensions of the mansard roof by 120mm. However the distance between the line of mansard and upstand is considered sufficient to accommodate the increased in height without unduly harming the appearance of the mansard or its proportions in relation to the existing roof. The increase would not alter the prominence of the roof from the public realm or upper floors of neighbouring properties.

The existing non-original Georgian-wire-glass rooflights are single large pieces of glass placed directly onto the joists. Externally this gives the appearance of large single pane rooflights. As such the installation of the proposed velux rooflights would not vastly alter the external appearance of the roof slopes affected.

Overall, the proposed works are not considered to unduly harm the character and appearance of the building. The works would be restricted to the mansard roof and its design and fabric is of no particular merit. Therefore the works would not harm the special architectural and historic interest of the building.

### Amenity

There would be no greater level of overlooking from the proposed windows than from the existing windows.

### Recommendation

That planning permission and listed building consent be granted, subject to conditions.

### **Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***