

Delegated Report		Analysis sheet		Expiry Date:		18/12/2006	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Charlie Rose				2006/4411/L			
Application Address				Drawing Numbers			
Kent House Ferdinand Street London NW1 8ET				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Submission of details pursuant to condition 2(d) proposed extract vents of listed building consent dated 4th February 2005 (Reg.no. 2004/4206/L) for internal and external alterations to include installation of new windows, doors and balcony balustradings. (ref: 2005/2312/L)							
Recommendation(s):		Approve details					
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
Summary of consultation responses:		N/a					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

The site consists of two blocks of model low cost flats and a small shop. The buildings date from 1935, are listed Grade II (listed in 1993) and are by the firm Connell, Ward and Lucas. They were built for the St Pancras House Improvement Society (Northern Group) and are a significant example of Modern Movement social housing and the architect's only commission of this type.

Each block is 5 storeys in height with a roof terrace and the construction is a reinforced concrete frame. Internally two flats per floor are present in each block. Vertically stacked metal balconies are present on the exterior, with metal grid balustrades.

Relevant History

04/02/2005 – Planning permission and Listed building consent granted; Internal and external alterations to include installation of new windows, doors and balcony balustradings. (ref: 2004/4206/L/2004/4773/P)

28/07/2005 – Listed building consent granted - Submission of details pursuant to condition 2(a) proposed external colour scheme; 2(b) samples of the proposed windows and doors and 2(c) samples of the proposed finish to the walkways and stairs of listed building consent dated 4th February 2005 (Reg.no. 2004/4206/L) for internal and external alterations to include installation of new windows, doors and balcony balustradings. (ref: 2005/2312/L)

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.

B6 – Listed buildings

Assessment

This application seeks to discharge condition 2d - location and details of the proposed extract vents of listed building consent dated 4th February 2005 for the refurbishment of the blocks including installation of new windows, doors and balcony balustradings.

The proposed scheme also includes the renewal and repositioning of central heating boilers to each flat with the exception of the ground floor flat to Block A and the renewal of existing undersize gas service risers. The layout of the flats are identical. These are considered to be minor amendments to the original scheme that need to be considered with the discharge of condition 2b and will therefore be considered as part of the approval of details application.

Currently, boilers are located in living room spaces within the original open fire location. The existing boilers would be removed and the area made good. The new condenser boilers would be located in the hallway. Each flue would be run in the position of the existing ventilation ducts that were installed in the 1960's which are now redundant and the terminal would extract externally through the existing vent which is located over the rear bathroom windows with consequential making good to the render around the flue. The external flue would be made from stainless steel and rise vertically 300mm. The discharge pipe from the boiler safety valve would be run from the boiler at low level through the wall to terminate at low level onto the balconies.

It is considered that the internal works and service runs have been sympathetically designed and would preserve the character and special interest of the listed blocks. Externally the flues, although large would replace existing redundant extract vents and be located on the least important rear facades. It is considered that this would preserve the appearance of the buildings and not add additional clutter to simple rendered facades. The works comply with policy B6 and would preserve the character of the listed buildings and are therefore considered acceptable. The safety valve pipe would be concealed from view and is considered acceptable.

Replacing the undersized gas risers would not harm the special interest, character or appearance of the listed buildings and also considered acceptable.

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