

Delegated Report		Analysis sheet		Expiry Date:		11/12/2006	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Charlie Rose				2006/4714/L			
Application Address				Drawing Numbers			
25 Arlington Road London NW1 7ER				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Submission of details of replacement chimneypiece pursuant to condition 5(b) of the listed building consent dated 17/08/06 (2006/1647/L) for Internal and external extensions and alterations including excavation of rear lower ground courtyard area with new bridge over for garden access, works to rear elevation and erection of new garden shed.							
Recommendation(s):		Grant approval of details					
Application Type:		Approval of Details (Listed Building)					
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 application site is located on the west side of Arlington Road opposite the junction with Carlow Street. The terrace townhouse dates from 1840 and comprises ground plus two upper floors and basement. The building is grade II listed and makes a positive contribution to the Camden Town Conservation Area of which it forms a part. The building retains almost all of its historic interior including the plan form, except for partial removal of the rear wall at basement level forming a glazed extension and subdivided first floor rear room.

Relevant History

17.08.2006 – listed building and planning consent granted - Additions and alterations including internal alterations, excavation of rear lower ground courtyard area with new bridge over for garden access, works to rear elevation and erection of new garden shed. (ref: 2006/1644/P; 2006/1647/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

Approval of details is sought for the discharge of condition 5b (New Chimneypiece the ground floor rear room) pursuant to listed building consent granted on the 17th August 2006 (ref: 2006/1647/L).

The proposed chimneypiece design and marble sample will be judged on their ability to preserve the special interest, character and appearance of the grade II listed building.

The chimneypiece design and use of material would match the retained existing historic chimneypiece in the ground floor front room. The design and use of Carrara Marble is considered appropriate to the age of the building and would help reinstate the association between front and rear ground floor rooms. The chimneypiece is not considered to harm the special interest or character of the building and would not over dominate the existing space. The works comply with policy B6 and are therefore considered acceptable.

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