

Delegated Report		Analysis sheet		Expiry Date:		28/09/2006	
		N/A / attached		Consultation Expiry Date:		15/08/06	
Officer				Application Number(s)			
Antonia Powell				2006/3064/L			
Application Address				Drawing Numbers			
1-2 Chester Gate London NW1 4JH				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
The replacement of 2 x existing pavement vault doors with metal grille doors and internal changes to facilitate the installation of a cooling system for the existing office use.							
Recommendation(s):		To Approve Listed Building Consent					
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: <small>*Please Specify</small>		N/A					

Site Description

Listed Grade II - the Listing Description reads as follows:

Group of 4 semi-detached houses. c1825. By John Nash. Nos 1 & 2: stuccoed front; brick left hand return. 4 storeys and basements. 3 windows each with slightly recessed, flanking entrance bays. Square-headed, architraved doorways with panelled doors and fanlights in shallow segmental-arched recesses. Recessed sashes; 1st floor with wrought-iron balconies (except entrance bays). Plain stucco 1st floor band. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas. Nos 3 & 4: stucco with channelled ground floor. Irregular L shaped plan with 3 windows and 2 window (1 blind) left hand return. 4 storeys and basements. No.3 entrance to right with enriched stucco surround and entablature with balustraded balcony above. No.4, prostyle portico on left hand return. Pilaster strips through ground, 1st and 2nd, and 3rd floors (upper floors enriched). Tripartite sashes to ground and 1st floors; 1st floor, architraved with cornices and cast-iron balconies except above entrance to No.3, having architraved sash with decorated frieze and cornice. 2nd and 3rd floor windows architraved with guttae. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings and walls to areas and rear.

Relevant History

2005/2878/P Installation of external condensers and services to facilitate installation of cooling system for offices was granted on 04/11/06

2005/4788/L LBC granted consent on 05/12/05 for the above works

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 Replacement UDP 2006 Policy B6

Assessment

The interiors of these fine buildings have been virtually totally replaced. Quite possibly during the extensive works and refurbishment, which were carried out to of many of John Nash's early 19th century developments around Regents Park, by Grey Wornum and Louis de Soissons during the mid 20th century. In my opinion, all the joinery to be seen is good quality replica and I understand that the timber floors and floor joists have also been replaced. The existing floors are of chipboard.

This proposal involves the installation through Nos. 1&2 Chester Gate of a comfort cooling system. This will involve lifting the flooring to run the pipe work through the floor voids to floor mounted cooling units.

There already exists consent for the ancillary enabling works – namely the installation in the pavement vaults of the condensers and services. The previous application for comfort cooling was refused on the grounds that high level, wall mounted units would be too visually obtrusive. This application positions the units on the floor which I now believe is the appropriate place. The design of the proposed gates to the under pavement vaults is acceptable.

The applicant has addressed the concerns raised by the previous, refused, application and in light of the fact that the proposed work will have little or no impact on the historic fabric I do not object to this application.

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