

Delegated Report		Analysis sheet		Expiry Date:		14/08/2006	
		N/A / attached		Consultation Expiry Date:		19/07/06	
Officer				Application Number(s)			
Antonia Powell				2006/0990/L			
Application Address				Drawing Numbers			
Flat 10 Pemberton House 3-4 Doughty Street London WC1N 2PN				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Internal alterations to provide a shower room, separate w.c. and enlarged kitchen, the replacement of two windows, and works associated with the installation of central heating and re-wiring.							
Recommendation(s):		Grant 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

Nos. 3-4 Doughty Street are found towards the southern end of Doughty Street on the west side.

The Listing citation reads as follows :- Terrace of 19 houses. No.1, early C19; Nos 2-14, c1799-1800; Nos 15-19, c1792. Terrace completed by 1820. Built by J Wigg, G Slaton, J Wilson. Yellow stock brick with plain stucco band at 1st floor sill level. Most with evidence of tuck pointing.....

Nos 3 & 4 now one house. Narrow 3rd floor sill cornice. 4 storeys and basements. 3 windows each. Projecting, round-arched, rusticated porticoes with cornices and later C19 doorways; half glazed (patterned) doors and patterned overlights. Doorway of No.4 replaced by a window. Gauged brick flat arches to recessed 2-pane sashes. Parapets. Nos 4 and 5 with original lead rainwater heads.

Relevant History

None

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 Revised UDP Policy 2006 B6

Assessment

This application concerns internal alterations to the top floor flat within this historic terraced property. The scheme concerns the removal of a later concrete block wall to enable the creation of a shower room, separate W.C., an enlarged kitchen and an opening within the wall between the kitchen and living room along with the removal and replacement of service runs and electrical installations.

The current floor plan of the kitchen and W.C. area does not appear to be from the original early 19th century layout of the attic floor. The current layout of this part of the flat appears to have been carried out during an early twentieth century refurbishment which included the creation of a strange, and to my mind totally uncomfortable and inappropriate, long thin W.C. (Other details from this period include charming art nouveau fire places to the front rooms, front doors to the flats with leaded glass lights and copper door handles, picture rails and an etched glass window between the larger front room and the hallway). The houses along this part of Doughty Street have front doors and staircases to the right hand side. The front entrance to No. 4 has, historically, been filled in with a window and the staircase removed probably during the early twentieth century alterations. I suspect that the existing kitchen and W.C. are where the original stairwell would have been and that changes to this part of the floor plan will have little or no impact on the historic layout. I am also assured by the structural engineers letter that the proposed stud walls will cause no further stress to the historic structure.

The creation of an opening between the kitchen and the living room is, in my opinion, the most sensitive issue of the scheme as it involves what I believe to be part of the original stair well structure. However given that this building was converted about one hundred years ago and the top floor flat is still without a bathroom certain changes are necessary. The proposal is to create a wide door way through the wall including the retention of a clear downstand which I believe will clearly show the earlier floor plan.

The proposed lifting of some floorboards to run cables and services will involve the careful lifting and replacement of the existing boards and in my opinion will have negligible impact on the historic fabric.

Repairs and replacement of parts of the original sash windows have and will be carried out to exactly replicate the existing historic examples. I am satisfied that work already carried out has been on an exact like for like basis.

I do not believe that these proposed works will affect the special architectural or historic interest of the building and I therefore recommend that this is approved.

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