

Delegated Report		Analysis sheet		Expiry Date:	20/08/2014
		N/A / attached		Consultation Expiry Date:	03/12/2014
Officer			Application Number(s)		
Neil Collins			2014/6126/L		
Application Address			Drawing Numbers		
Nigel Buildings Bourne Estate (South) Portpool Lane London EC1N7UR			See draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Relocation of boiler flues to flats no.s 1, 4, 7 & 11 from the west to the south elevation of Nigel Buildings following planning consent for adjacent residential block (appl. refs. 2012/6372/P & 2014/1563P).					
Recommendation(s):		Grant Listed Building Consent subject to conditions			
Application Type:		Householder Application			

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
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed on 17/10/2014, expiring on 07/11/2014 and an advertisement was published in the Ham & High newspaper on 23/10/2014 expiring on 13/11/2014</p> <p>No comments/objections have been received in response to public consultation.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>There is no Conservation Area Advisory Group operating in the Hatton Garden Conservation Area.</p>					
English Heritage	<p>No objection is raised.</p>					

Site Description

The application form is located on the northern side of the is a five-storey-plus-attic balcony-access public housing block, listed grade II (1999) and a positive contributor to the Hatton Garden Conservation Area. It was built 1905-9 by LCC Architects' Department.

The site is grade II listed and lies within the Hatton Garden Conservation Area. It is considered to make a positive contribution to the character and appearance of the conservation area.

Relevant History

2012/6372/P - Mixed use development comprising two new buildings to provide 75 units of new/replacement mixed tenure residential (class C3); 216sqm of new/replacement community facilities (class D1); an energy centre, substation, cycle parking and caretaker's facilities and associated landscape and public realm improvement works including the relocation and reprovision of an existing multi use games area and children's play space and the relocation and reorganisation of car parking within the site and on Portpool Lane, following demolition of Mawson House, an existing tenants hall, caretaker's facilities and a substation. GRANTED, 31/10/2013

2012/6759/L - Alterations to the flank wall and chimney stack of Nigel buildings to enable the construction of a new residential block on Portpool Lane. GRANTED, 05/11/2013

2014/1539/L - Alterations to the flank wall and chimney stack of Nigel buildings to enable the construction of a new residential block, GRANTED, 12/05/2014

Relevant policies

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

LDF Core Strategy and Development Policies:

Core policies

CS3 – (Other highly accessible areas)

CS5 – (Managing the impact of growth and development)

CS9- (Achieving a successful Central London Borough of Camden)

CS10- (Supporting community facilities and services)

CS11 – (Promoting sustainable and efficient travel)

CS14 – (Promoting high quality places and conserving our heritage)

Development Policies

DP15- (Community and leisure uses)

DP18 – (Parking Standards and limiting the availability of car-parking)

DP24 – (Securing high quality design)

DP25 – (Conserving Camden's heritage)

DP26 – (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

Hatton Garden Conservation Area Statement

Assessment

Proposal

Listed Building Consent is sought for minor works to this Grade II Listed Building. The works incorporate the relocation of four boiler flues from the flank/side elevation of the building to the rear, courtyard elevation. The works are required in association with the previous grant of planning permission and Listed Building Consent for the construction of a residential building adjacent to the Listed Building. The approved building will abut the flank wall of the Listed Building, generating the requirement for relocation of the boiler flues.

Design and Heritage

It is acknowledged that these works are required to accommodate consented development, which will bring about wholesale improvement to the estate.

The four flues are considered to be appropriately located on the rear elevation of the building and would sit alongside other services typically located away from street view. It is considered that the building is suitably robust to accommodate such changes without any significant impact upon the special architectural character and would not result in the significant removal of original historic fabric.

Conclusion

The proposed alterations are considered to be required in relation to the ongoing use of the Listed Building and would have no significant impact upon its special architectural character, in addition to preserving the character of the Hatton Garden Conservation Area. The proposal broadly complies with Policies CS5 and CS14 of Camden's Local development Framework Core Strategy and policies DP24, DP25 and DP26 of Camden's Local Development Framework.

It is recommended that Listed Building Consent is approved subject to conditions to ensure that works of making good are achieved in materials to match the existing fabric.

DISCLAIMER

This is a Draft report.

The Council has resolved to grant listed building consent subject to referral to the Secretary of State for final decision.