

Delegated Report		Analysis sheet		Expiry Date:		17/09/2014	
		N/A / attached		Consultation Expiry Date:		28/8/14	
Officer				Application Number(s)			
Nick Baxter				2014/4253/L			
Application Address				Drawing Numbers			
114 St. Pancras Way London NW1 9NB				180-16 exist, 180-15 (rev C) prop			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of second-floor bathroom and alterations to partitions							
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	20	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Ham&High 7/8/14-28/8/14, site visit 6/8/14-27/8/14, no responses After revisions, the proposal now entails internal works only, so the associated planning permission is to be withdrawn and the consultations are unnecessary.					
CAAC/Local groups* comments: *Please Specify		Jeffrey's Street CAAC no response.					

Site Description

The site is one of a terrace of 14 GILL terraced houses of 1820 that make a positive contribution to the Jeffrey's Street Conservation Area.

Relevant History

NA

Relevant policies

LDF Core Strategy and Development Policies

DP24 (Securing High-Quality Design)

DP25 (Conserving Camden's Heritage)

CS14 (Promoting High-Quality Places and Conserving our Heritage)

NPPF

Assessment

The site has been the subject of an unsympathetic central bathroom insertion, with removal of the ceiling above and complete loss of the original spine wall, which has been replaced by a wall of cupboards in a different location.

The original proposal aimed to compound this harm by removing the ceiling above the rear bedroom and adding two additional roof lights, and subdividing the front bedroom into a bedroom and bathroom.

This subdivision of a principal room and loss of spatial character was considered unacceptable.

In response, the applicant modified the scheme to remove the loss of the rear ceiling and to partition the bedroom with glass instead of a stud wall. This subdivision of a front room would normally still have been considered unacceptable.

However, on this occasion, the proposal contains the benefit of reinstating the spine wall in its original position, creating a more authentic relationship with the back room, stairs and landing, and removing the central bathroom and reinstating its ceiling.

The front room's proportions can, in principal, still be appreciated through the glass and, while a front room, it is at second-floor level, so is not a principal storey. In this instance and under these circumstances, the proposal is considered acceptable.

The pipework is to be channelled parallel to the joists.

The panelling under the window is to remain in situ and unaltered.

No external works are proposed or consented.