

Delegated Report		Analysis sheet		Expiry Date:		26/11/2014	
		Attached		Consultation Expiry Date:		4/12/2014	
Officer				Application Number(s)			
Michelle O'Doherty				2014/6229/L			
Application Address				Drawing Numbers			
St. Etheldredas Catholic Church 14 Ely Place London EC1N 6RY				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Internal alterations at ground floor level including refitting of existing toilets and reconfiguring of the partition between the two front rooms.							
Recommendation(s):		Grant listed building consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed and a press notice published but no responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

When constructed, this Grade II listed building at no. 14 Ely Place formed one house along with its neighbour at no.13. Built in c 1773 it is four-storeys over a basement, it is built of multi-coloured stock brick with tuck pointing. Later external modifications include a 20th century door in plain recess with gauged flat arch. The subject property is accessed via St Etheldreda's Roman Catholic Church where it connects to one of its flank walls.

Relevant History

There is no relevant history.

Relevant policies

LDF Core Strategy and Development Policies:

- CS14
- DP25

Assessment

Listed Building Issues

This application is for internal alterations to no. 14 Ely Place. Specifically, they involve removing a non-original stud partition wall separating a modern kitchen and an office, replacing it with a new stud partition wall but in a different alignment in order to provide men's toilets.

The alignment of the proposed wall has a dog-leg, which is not usually desirable in terms of plan form or design. However, this configuration is the only way to achieve the toilet facilities in this space. On balance, this approach is also deemed acceptable from a listed building perspective because the wall being lost does not contain historic fabric and the internal plan form has already been changed when the one original building was split into two. This alteration does not worsen the situation.

The second alteration is minor, involving remodelling the existing bathrooms on the ground floor to allow for ladies' bathroom facilities. The only intervention of note is plaster boarding a door leading to a hall on the room side and retaining the door fixed shut on the hall side, also retaining its architrave.

These alterations are acceptable because they would not affect the listed building's special architectural and historic interest, thereby retaining its significance as a designated heritage asset.