

Delegated Report		Analysis sheet		Expiry Date:		18/12/2014	
		N/A / attached		Consultation Expiry Date:		20/11/14	
Officer				Application Number(s)			
Nick Baxter				2014/5991/L			
Application Address				Drawing Numbers			
7 Great Ormond Street London WC1N 3RA				D&A statement, GOS7.02 1000, 1200, 1300, 1301, 1302, 2000, 2200, 2300, 2301, 2302 and 3000			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Internal alterations to grade 2* listed town house. Alterations include removal of 20th century WC and associated partition walls and panelling. relocation of 1 No. chimney piece, installation of 1 No. chimney piece from elsewhere. installation of new WC sanitary fittings.							
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
				No. electronic	00		
Summary of consultation responses:		NPCU-stamped EH letter received dated 13/11/14. Ham&High 30/10/14-20/11/14, site notice 29/10/14-19/11/14					
CAAC/Local groups* comments: *Please Specify		NA					

Site Description

GII*L, position to Bloomsbury CA, one of terrace of four four-storey townhouses built between 1710 and 1715, split into three flats, interior somewhat altered C20 by Camden in association with Donald Insall, now re-consulted.

Relevant History

2006/2641/L granted 16/8/6, pre-apps 2014/2301/PRE, 2014/4470/PRE

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 proposal aims to reinstate a former layout by removing a modern infill in an arch separating the front and rear ground floor rooms. This will entail the removal of a lavatory behind, currently carved out of the rear reception room.

It is also proposed to remove a non-original ground-floor fireplace, replace it with one from upstairs, and replace that with another antique.

The closet wing will become a downstairs loo, with a 60mm flue hole to be cut in the side of the closet wing at kitchen level to allow the relocation of the boiler from the ground floor rear room.

The proposals have been the subject of two pre-apps to which they have conformed.

The works undo works carried out by the same architect in the 1970s to convert the house into flats. The demolition of the arch was consented in 2006, and a doorway is shown through it at that point.

The effect on the house is positive, particularly the removal of the lavatory from the central position and the reinstatement of the doorway at the foot of the stairs. The chimney pieces are not thought to be original to their current positions, so their movement is not harmful.

Alterations in the kitchen and closet wing are minor in nature and will not harm significance.

The proposal will not harm the special interest of the listed building and is therefore acceptable.