

Delegated Report		Analysis sheet		Expiry Date:		23/10/2014	
		N/A / attached		Consultation Expiry Date:		28/08/14	
Officer				Application Number(s)			
Eleanor Lakew				2014/4100/L			
Application Address				Drawing Numbers			
13 Colville Place London W1T 2BL				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Reconfiguration of lower ground floor, alterations to decking at first floor rear terrace with walk on rooflight, replacement of flues and associated pipework.							
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:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is located on the south of Colville Place close to Charlotte Street. The site comprises a three storey terraced property which serves as a single dwelling. The property dates from 1766 and is a Grade II listed building. It is located within the Charlotte Street Conservation Area. It is a residential property with a rear terrace. The property forms part of a listed terrace comprising Nos 11, 11A, 12 and 13 Colville Place. There is a listed terrace opposite comprising Nos 14, 15 and 16 Colville Place.

Relevant History

There are two approved applications associated with the subject property which were submitted together. These are:-

2013/5274/P: Replacement of dormer window and door at third floor with timber framed double glazed windows, and replacement of door at rear elevation of dwelling (Class C3). *Granted planning permission 29-08-13*

2013/5324/L: Replacement of dormer window and door at third floor with timber framed double glazed windows, and replacement of door at rear elevation of dwelling (Class C3). *Granted listed building consent 29-08-13*

Older applications:

HB2636: To strip the existing pantile roofing and to re-roof in black asbestos slates. *Granted listed permission 17-03-1981*

855: Use of one room on the ground floor of 13 Colville Place, Camden as an antique shop. *Refused 26-08-1965*

Relevant policies

National and Regional Policy

National Planning Policy Framework (March 2012)

London Plan (2011)

LDF Core Strategy and Development Policies

Core Strategy

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP25 Conserving Camden's heritage

Guidance:

English Heritage publication 'London terrace houses 1660-1860; A guide to alterations and extensions'. This sets out English Heritage's views on London terrace houses and is concerned largely with C18 & C19 examples. However similar principles can be applied to cellular domestic buildings of all periods, including many unlisted terraces and mews.

Assessment

Proposal

Reconfiguration of lower ground floor, alterations to decking at first floor rear terrace with walk on rooflight, replacement of flues and associated pipework.

Heritage

The main issue for this application is the effect of the works on the special interest of the grade II listed building. The applicants propose to alter the configuration at lower ground floor which is already altered in terms of latterly erected partitioning. The proposal would rationalise the layout so as to create a more usable space. The external replacement of decking with glazed roofing in order to increase daylight to the lower ground floor would not affect historic fabric nor layout. The replacement of flues and pipework would affect the rear elevation only and would rationalise and tidy up the existing layout.

The proposal would have no implications to original fabric nor layout. The significance and special interest of the listed building would not be affected by the proposed internal reconfiguration or external works.

Amenity

It is considered that the proposal in terms of the external works would not have a detrimental impact on the amenity of any neighbouring occupiers or residents in comparison to the existing situation

Recommend:

Listed building consent should be granted as the proposal would not harm the special architectural interest of the building, nor the amenity of the neighbours.