

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		23/08/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		23/07/10	
<b>Officer</b>				<b>Application Number(s)</b>			
Victoria Pound				2010/2874/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Carriage Row 163 Eversholt Street London NW1 1BU				See decision letter.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Internal alterations to existing offices (Class B1) including the demolition of internal division, relocation of office entrance and erection of 2 new internal screens allowing the creation of 2 new office spaces at first Floor Mezzanine level, demolition and reconfiguration of modern partitioning in the hot desks office area at First Floor Level to facilitate the creation of 2 new offices & a filling area.							
<b>Recommendation(s):</b>		Grant listed building consent.					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed (not required) -					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A – internal alterations only.					

## Site Description

Grade II listed building dating from c1846-8, comprising 3 storeys and basement, constructed in yellow stock brick in the Classical style. It was formerly the London & North-Western Region Railway Clearing House, and is now in use as office space. The interior was remodelled in the late C20 and an extension added to the rear.

## Relevant History

Listed Building Consent (2004/4231/L) was **granted** on 3 December 2004 for the "Installation of internal mezzanine floor structure above ancillary accommodation to create additional office floor space."

Listed building consent (2004/4615) was **granted** on 21 December 2004 for "Internal alterations including new doorway openings, new partitioning and office fit-out works."

An Approval of Details application (2005/0469/L) was **granted** on 31 March 2005 for "Submission of details of stair/landing & existing balcony pursuant to conditions 3(a-c) of the listed building consent dated 03/12/04 Ref. 2004/4231/L - Installation of internal mezzanine floor structure above ancillary accommodation to create additional office floor space."

Listed Building Consent (2007/2408/L) was **granted** on 24 July 2007 for "Internal alterations comprising installation of high level ducts within the double height space on the ground floor, installation of new spiral staircase and amendment to existing ground floor layout."

Listed Building Consent (2007/5099/L) was **refused** on 31 January 2008 for "Alterations to install new staircase between ground floor and first floor level following removal of existing staircase and related works."

Listed building consent (2008/2703/L) was **refused** on 28 July 2008 for "Installation of a new spiral staircase between the ground and first floor and between the first floor and mezzanine level."

## Relevant policies

### Replacement Unitary Development Plan 2006

#### B6 – listed buildings

#### LDF Core Strategy and Development Policies

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

#### DP25, CS14

## **Assessment**

The building's internal spaces comprise high-ceilinged rooms with no decorative features, and a mezzanine balcony which adjoins a later extension at the rear of the building.

It is proposed to reconfigure some of the rooms and install partitions within the modern rear extension in order to create additional office space. This will have no impact on the special interest of the building and as such is considered acceptable. In order to access one of the new rooms at the rear, it is proposed to form a new door-width opening within the original dividing wall at mezzanine level. This has been implemented elsewhere in the building, at the same level, and its position and small size is not considered to be harmful. Two timber panels, which are thought to be historic but not in their original location, will be removed and relocated within the depth of the reveal, which will preserve the visual appearance of this area, and will ensure that the historic fabric is retained.

The works are considered to be acceptable in terms of their impact on the special architectural and historic interest of this part of the building. As such, the proposal is considered to comply with relevant listed building policy and is recommended for approval.

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