

Delegated Report		Analysis sheet		Expiry Date: 22/03/2016 Formatted		
		N/A / attached		Consultation Expiry Date: 25/2/16		
Officer			Application Number(s)			
Nick Baxter			2016/0011/L			
Application Address			Drawing Numbers			
27 Goldington Street London NW1 1UE			Refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Installation of 3 leaf bi-folding door to rear elevation.						
Recommendation(s):		Refused				
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:		NA				
CAAC/Local groups* comments: <small>*Please Specify</small>		NA				

Site Description

The application site is a grade-II-listed 19th-century terraced house, built in approximately 1850. It is a positive contributor to the Kings Cross St Pancras Conservation Area.

Relevant History

The scheme was given pre-app advice in 2014 (2014/3996/PRE)

Relevant policies

LDF Core Strategy and Development Policies

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

DP24 (Securing High-Quality Design)

DP25 (Conserving Camden's Heritage)

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

NPPF

Camden Planning Guidance 1 chapters 3 and 4

King's Cross Conservation Area Statement

Assessment

The applicant wishes to widen his rear doorway and insert a 2m-wide glazed triple door. Adverse pre-app advice was issued on 17/7/14 (2014/3996/PRE) for the same scheme.

The house is one of an unaltered terrace of 13 listed houses, the rears of which are identical, having at ground-floor level an alternating rhythm of doors and windows behind very shallow yards which open on to a communal garden. This arrangement means that this regular pattern is clearly visible and can be discerned by all users of the grounds. The conservation area statement refers to the value of the unaltered status of the backs, specifically noting that "views of unadulterated rear elevations and butterfly roof lines are visible along these terraces". It is unusual and therefore valuable to be able to see this utilitarian domestic arrangement, which would be disrupted by the proposal.

In addition to harming the group value of the unaltered rear elevation and affecting the plan form of the listed building, the proposal would require the enlarged doorway to be cut through most of the chimney stack, a major and uncharacteristic intervention, which would permanently prevent use of the chimney, and would destroy a significant quantity of historic fabric and require the insertion of a deep lintel. Two thirds of the resulting doorway would be deeply inset beneath the ensuing overhang, resulting in an unsatisfactory and alien feature.

The proposal therefore harms the special interest of the listed building and the group of listed buildings, and the character and appearance of the conservation area, contrary to CS14, DP24 and DP25.