

Delegated Report		Analysis sheet		Expiry Date:		10/06/2013	
		N/A / attached		Consultation Expiry Date:		15/05/2013	
Officer				Application Number(s)			
Antonia Powell				2013/2149/L			
Application Address				Drawing Numbers			
60 Doughty Street London WC1N 2LS				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alteration to the ground floor layout: relocation of the existing spine wall between the front and rear rooms.							
Recommendation(s):		Refuse 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:		English Heritage wrote on 10 May 2013 recommending "that the application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice". However EH offered the following general observations "the proposed works would replace a significant historic detail with a misleading alternative. This would detract from our understanding of the building and the wider terrace, harming the significance of the listed building. In our opinion the justification for this harm which can be considered as less than substantial, would not meet the public benefit test set out in paragraph 134 of the NPPF".					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site is occupied by a four storeys, plus lower ground, mid terrace Georgian building located to the west side of Doughty Street. The building forms part of a Grade II listed terrace constructed during 1807-9.

The site is located within Bloomsbury Conservation Area.

Relevant History

CTP/H15/11/G/HB 878 (R) Internal alterations and the erection of a single storey rear extension for office purposes at 60-61 Doughty Street. **Granted** 13/05/1975.

PSX0004002/R2 & LSX0004003/R2 Retention of internal and external alterations including rear lower ground floor extension. **Granted** 11/02/2002.

2007/3921/P and 2007/3931/L: Change of use from business use (B1) to a single family dwelling house (C3) including minor internal and external alterations. **Granted subject to section 106 agreement 14/12/2007**

2011/4542/P & 2011/4543/L: Change of use from business use (B1) to a single family dwelling house (C3) including minor internal and external alterations. **Granted subject to section 106 agreement 21/11/2011.**

2013/2023/P Alterations to the front railings and the reinstatement of steps to the front area. **Granted** 06/06/2013

Relevant policies

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden's heritage

Assessment

This application concerns the demolition of the spine wall on the ground floor and a new spine wall introduced in order to form a larger rear room by reducing the proportions of the front room. It is also proposed to rebuild the curved spine wall with a less pronounced curved.

The existing curved spine wall appears to be the original early 19th century construction and from the integral cupboards, accessed within the rear room, the lath and plaster is clearly visible. The spine wall is positioned within the layout of the floor to create an imposing front room while the rear room is notably more modest. In the rear room the wall butts up to the chimney breast in an unusual form. Other floor plans of the ground floors to the neighbouring terrace long this part of the Doughty Street show, with slight variations, similar layouts. English Heritage have pointed out that “While the floor plan for this building does not appear to fit neatly into historic pattern-book layouts, where larger ground floor rear rooms are commonly illustrated, the more intimate proportions of the rear ground floor room and elongated, grander proportions of the front ground floor room at No. 60 are, we believe, of historic and architectural significance” and “that these variations highlight the speculative development of the street by different builders.

The curved spine wall with integrated cupboards, early associated joinery and plaster work is particularly notable and contributes to the special character of the interior. It is considered that this proposal to remove the spine wall and construct a replacement would cause an unacceptable level of harm to the significance of this listed grade II both in terms of the loss of historic fabric, loss of the original plan form and the loss of the historic curved form.

The given justification for a larger kitchen is not considered sufficient to outweigh the harm to the building's special significance. There are clearly other areas within the building which could provide a substantial kitchen without adversely impacting on the significance of the building.

It is therefore recommended that this application is refused.