

Table 5.1: Heritage Impact Assessment

6.0 Mechanical installation							
Damage / unauthorised work		Proposed Works		Drawings/Information	Relative Significance	Comment	Impact
55	Boiler not located in cupboard and instead relocated in existing storage space over shower room to include two new boilers	6.1	<p>New Boiler Room</p> <p>The proposals are to relocate the boilers to the storage loft room and to complete the enclosure of this room. The internal walls to this room will be constructed of new stud work from 100x 50 studs applied to the internal face of the lower panelling. The stud will be lined with 18mm plywood boarding to make new enclosure and between the studs will be quilt insulation.</p> <p>The sloping soffit to the space formed by the room is formed by the roof structure and this will be insulated and counter-battens with 50x50 battens and lined with 12mm plywood.</p> <p>The floor to this room has been reconstructed during the works and it is proposed that the new structure and boarding is retained.</p>	See drawing number 0919317/Sk82	This is an ancillary space within the listed building. It seemingly forms part of the early 19 th century phase of extension and adaptation. It was a comparatively plain area, with no decorative fabric of note, reflecting its secondary location and lack of direct connection to internal circulation spaces. There is no evidence available at this stage to confirm the age and nature of fabric removed.	<p>As a matter of principle, this is an appropriate place to locate boilers, having previously been used for that purpose in the mid-20th century (Section 3). It is an ancillary space that does not form part of the domestic spaces accessed from the vertical circulation. Moreover, as noted, it seems to form part of the early 19th century additions to the listed building and has a plain character, consistent with its character as an ancillary space.</p> <p>The inclusion of the boilers in this location will not impact on any decorative fabric or spaces of particular heritage significance. The fixing of boarding to the walls to support the boilers and complete the necessary insulation are minor, reversible works that do not necessitate the removal of important historic fabric. This approach also ensures that the interface between new and historic fabric is kept to a minimum.</p> <p>The boilers in this location make most efficient use of the installed risers, which run vertically through the early 19th century rear closet, an element of comparatively lesser significance, when compared to the more richly detailed early 18th century components. This route also provides an opportunity to make of existing joinery to obscure M&E fittings. They also allow for effective connections to the previously approved¹ external flues and fittings</p>	<p>The installation of boilers in this location (and associated boarding and insulation) will preserve the special interest of the listed building. It has been demonstrated in the application material as a whole, that this is a discrete location that, in overall terms, minimises impacts on the special interest of the listed building.</p> <p>The date, provenance and contribution of the previously altered fabric are not clear from the information available, so the impact associated with its removal is ambiguous.</p>
56	Amendments to timber members in this room. All joists and floor structure replaced						
57	Additional fan/vent installed						
58	New board fitted to side wall to support boilers. Plywood fitted to underside of roof						

¹ See application refs.: 2018/1389/L and 2018/0775/P

							at roof level, thereby minimising impact on the listed building and reflective of the proposed, considered response to installing M&E services.	
47	Third Floor Front Room New notches cut into floor structure including joists and binder during installation of services.		6.2 Mechanical Services Installation The following set of drawing records the Mechanical services installation as installed during the June 2017 works and includes the new proposal for the new location of the boiler room. It is acknowledged that this varies from the previously approved drawings (LBC ref: 2016/3657/L drawings 16.0622 M. Rev P2 – 102, 103, 104, 105, 106 and 107). The current application contains a detailed set of drawings to make clear the potential impact of the works on the special interest of the listed building. This application, therefore, proposes that the mechanical services installation as executed is resolved by this LBC application and be approved in its current layout and format.	Mechanical Services Drawings as installed during 2017 works 16.0622 M rev A1 – 301, 302, 303, 304 , 305 , 306 and 307	The historic floor structure of the listed building makes a positive contribution to the special interest of the listed building. It provides evidence of the original construction of the building (and associated construction techniques), as well as the subsequent phases of alteration in the early and late 19 th century. The second floor front room makes a positive contribution to the special interest of the listed building as part of the original, early 18 th century building, albeit altered through later subdivision. It retains historic	The mechanical installation, which is substantially in place, has been carefully carried out, generally well considered and concealed within the existing fabric. Whilst the principal runs are, in some places, slightly larger than previously thought necessary, they are generally in the location agreed. The vertical riser in the rear closet follows the originally agreed route, as does the main horizontal routes for mechanical services at basement level. The installed mechanical services generally do not damage the historic fabric of the building and is, in overall terms, consistent with its special interest. The mechanical services in floor voids have generally been installed by re-using notches made previously through beams and joists; this is generally in accordance with the extant listed building consent ² and conservation best practice.	The existing LBC ³ confirmed the principle that the previous mechanical services could be replaced. Whilst the mechanical services are not entirely consistent with the previously approved plans, it is understood that this installation was undertaken in order to minimise impact on the significance of the listed building and are broadly consistent with the impact associated with the installation anticipated by the existing listed building consent ⁴ .	
64	2 nd /3 rd floor landing duct width and boxing - Damage within duct							
71	Second Floor Front Room New notches cut into floor structure including joists and binder during installation of services.							
96	Radiator location changed, relocated away from windows							
102	First Floor Front Room New notches cut into floor structure including joists and binder during installation of services for radiators							
132	Rear W.C. Boxing in and routing of services							
139	M&E routing in basement does not match the direction outlined on the consented drawings. New route needs consent							
151	New service runs in ceilings							
153	Additional radiator in basement hall B.07							

² See application ref.: 2016/3657/L

³ See application ref.: 2016/3657/L

⁴ See application ref.: 2016/3657/L

					<p>panelling, which forms of its special interest as part of the early 18th century structure.</p> <p>The first floor room is part of the original plan form of the building, however, was seemingly altered as part of the early 19th century modifications. It has an attractive, early 19th century decorative treatment (albeit partly altered).</p> <p>The lower ground floor/basement level has been the focus of significant historic alterations and whilst it retains elements of historic fabric and character (some plan form and finishes), it makes a comparatively lesser contribution to the special interest of the</p>		
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					listed building and is relatively less sensitive to change.		
		6.3	<p>Builder’s work in relationship to mechanical services installation This application is intended to regularise the mechanical services installation and the builder’s work that has been necessary to install the mechanical services.</p> <p>Basement Builders work: See plan 0919317/ Sk75 Kitchen Duct: this includes revised proposal for the kitchen ventilation, which will be ducted down through the bulk head duct over rear room book cases, into cupboard B18 through existing opening in wall, through the service void and discharge at existing grill in the rear wall. Cloak Room B20: Vertical service void form with boxing on timber studs. Cupboard B14: Vertical service void formed with boxing on timber studs Corridor B19: Horizontal services run at ceiling level to be modified/reduced in depth with a new ceiling re-executed in lime plaster on lathing on timber framework</p> <p>Ground Floor Builders Works: See plan 09191317/Sk76. Cloak Room G03 The vertical service void formed with boxing on timber stud. Kitchen G02 All kitchen furniture ‘free standing’ water and gas supply and kitchen extract will pass through floor into the base of the kitchen unit.</p> <p>First Floor Builders Works: See plan 09191317/Sk77 Half Landing 1.04: The vertical service riser will be formed behind the existing panelling, which will be carefully taken down, repaired and re-fixed in position once pipe work installed.</p> <p>Second Floor Mechanical Installation Builders Works: See plan 09191317/Sk78 Half Landing 2.05: The vertical service riser will be contained within the cupboard on the half landing. The cupboard front will be retained in position throughout the works. The service riser will be to the rear of the cupboard and will be formed by timber boxing on studwork. The cupboard shelves will be adjusted in width and re-fixed after the installation is complete.</p> <p>Third Floor Mechanical Installation Builders Works: See plan</p>	See the following: Proposed Mechanical Services Installation Builders Works Plans 0919317/Sk75, Sk76, Sk77, Sk78, Sk79 and Sk80	See elsewhere in this Section.	<p>The proposed builder’s works take the opportunity to minimise the impact associated with the introduction of new mechanical services. They have been focussed principally in the early 19th century addition, an area of comparatively lesser significance. The proposed vertical service voids are sited in areas, which minimise visual impact and interventions into historic fabric, through re-use of areas previously used for the routing of services (some long-established – see Section 3); incorporation in existing furniture; behind panelling; and, as part of previously existing and authorised bathroom layouts⁵.</p> <p>Consistent with this approach, the proposals will reinstate an appropriate, traditional ceiling at lower ground floor, reduced in depth, to reinstate an appropriate character to spaces at this level, as part of the traditional hierarchy of spaces.</p> <p>The principles of bringing services in/out of the proposed kitchen at ground floor are consistent with that previously approved⁶. The proposed services are to be inserted through the floor in targeted areas into the base of the kitchen units. The spur sockets, light switches and fittings associated with the kitchen are to be incorporated into the new fittings, thereby minimising interventions into historic fabric. The proposed kitchen duct will utilize existing</p>	<p>The proposed builder’s works associated with the installation of mechanical services. This approach will minimise the impact on the listed building and mitigate the impact of some of the June 2017 works.</p> <p>In their own terms, the proposed works are an improvement upon the existing situation.</p> <p>In the context of the 2017 works, however, and in overall terms, this approach mitigates, to a degree, any harm arising from the impact associated with some elements of the installation of the mechanical services. It will not, however, remove this element of minor residual harm to the building’s special interest.</p>

⁵ See application ref.: 2016/3657/L

⁶ See application ref.: 2016/3657/L

			<p>09191317/Sk79</p> <p>Half Landing Bathroom 3.05: The vertical service riser will be contained within the bathroom and behind the shower formed with boxing on timber studs. Note the rear SVP will be brought internally at this level and contained within the vertical service riser to discharge at the internal slop of the roof.</p> <p>Landing Cupboard 03.04: The cupboard front will be retained in position throughout the works. The service riser will be to the side of the cupboard will be formed by timber boxing on studwork. The cupboard shelf and the bottom draw width will be modified and re-fixed after the installation is complete.</p>			<p>openings and discharge through existing grill in the rear wall – minimising both visual impact and interventions into historic fabric.</p>	
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7.0 Electrical Installation							
Damage / unauthorised work		Proposed Works		Drawings/Information	Relative Significance	Comment	Impact
37	Landing (Room 3.06) Isolator switches for bathrooms in panelling	7.1	<p>The electrical installation as installed during 2017 works it is recognised that the detailed design of the electrical installation and the number of fittings has been detrimental to the historic fabric of the building. It is also acknowledged that the number of visible fittings and there location is problematic and the arrangements as installed was not as suggested in the extant listed building consent⁷.</p> <p>To determine a mitigation strategy, the following two sets of record drawings and three sets of proposal drawings are provided:</p> <ol style="list-style-type: none"> Original Pre-works Electrical Installation Drawing: These drawings record the location of electrical fitting prior to the June 2017 works. Existing Electrical Installation 2017 Drawings: These drawings record the location of all electrical fitting as installation during the June 2017 works. <p>Proposed Drawings</p> <ol style="list-style-type: none"> Proposal Electrical Installation Drawings: These drawings show proposed location of all new fittings. Proposed Panelling Repair Drawings: These drawings indicate where panels will be removed and repaired and floor boxes installed. Proposed M&E Coordination Combined Services drawing 0919317/Sk70, Sk71, Sk72, Sk73 and Sk74. <p>The proposal for electrical fitting in this application follow the principles set out below:</p>	<p>Original Pre-works Electrical Installation Drawing (Prior to 2017 works) 0919317/ Su21, Su23, Su25, Su27, Su29, Su31, Su33, Su35, Su37 and Su39</p> <p>Existing Electrical Installation 2017 Drawings; Plans and elevation of the interior (As 2017 works) 0919317/Su22, Su24A, su26A, Su28, Su30 Su32, Su34, Su36 and Su38 and Su40</p> <p>Proposed Electrical Installation Drawings; Plans and elevations of the interior</p>	<p>The 18th century panelling (including elements such as skirting boards and cornices) is a key element of the particular special interest of the listed building. The panelling creates legible and coherent early 18th century interiors as part of the architectural interest of the listed building. It is diagnostic and reflective of the classical architectural tradition applied to earlier phases of London’s Georgian</p>	<p>The application proposals provide a considered basis to remediate the impact of the electrical installation works. There is an overall reduction in the number of fittings within the panelling and other internal architectural timberwork to return the coherence of the early 18th century panelled spaces.</p> <p>In addition, the revised proposals will deliver a coordinated and considered approach to the siting of the new electrical fixings i.e. removing fittings in chimneybreasts and maximising the potential to utilise new fitted furniture to accommodate fixings.</p> <p>In sensitive locations, where fixtures/fittings are required but cannot be accommodated in an appropriate manner within panelling or other wall finishes i.e. in principal ‘high status’ rooms, it is proposed to utilise floor boxes. This approach will minimise visual impact and interventions into historic fabric, whilst maintaining the appearance</p>	<p>The external manifestations of the June 2017 works had an adverse impact on the special interest of the listed building.</p> <p>In overall terms, the application proposals will reduce the number of electrical fixings and fittings throughout the property and reinstate a more consistent approach to the appearance of panelled rooms.</p> <p>The like-for-like repairs to traditional plasterwork and considered approach to panel repairs will also help to reinstate integrity to the appearance of</p>
42	Third floor front room New sockets set in timber panelling						
46	Third Floor Front Room Cable installed in corner for security movement detector						
68	Second Floor hallway – multiple sockets in panelling						
69	Second Floor Front Room Electrical sockets in panelling						
74	Second Floor Front Bathroom New downlighters fitted in ceiling						
83	Some historic, some new sockets in chimneybreast						
85	Sockets in the chimneybreast at skirting						
86	Cables inserted in the middle of the floorboards						
94	T&G panelling removed in 1 st /2 nd floor landing						

⁷ Application ref.: 2016/3657/L

	cupboard – taken off to fit cabling. Some fragments retained						
97	First Floor Front Room New sockets in existing skirting boards						
99	Chimneybreast socket						
101	Temporary power cable channelled through party wall of first floor front						
110	First Floor Rear Room Hole in boards for wiring						
112	First Floor Hall Door entry phone and socket in panelling						
115	Ground Floor Front Room New sockets in existing skirting boards						
116	Ground Floor Front Room Electrical and lighting sockets in panelling						
120	Ground Floor Rear Room New plug/lighting sockets						
121	Ground Floor Rear Room Large hole created for wiring and sockets near doorway						
124	Ground Floor Rear Room Ceiling surface mounted lighting into lath and plaster ceiling and cables installed						
130	New switches within cupboard adjoining entrance hall						
135	Ground Floor rear entrance New switches fitted to ground floor rear doorway hatch recess. Sockets to be relocated						
145	Basement Front Room Holes cut into the window reveals. These appear to be holes cut by electrical subcontractor in order to install window contacts. For security alarm						
159	Socket cut into panelling in						
			<ul style="list-style-type: none"> Where fittings are unnecessary and can be removed they are to be discarded and repairs undertaken to adjacent surfaces and panelling. It is intended that generally the number of fittings and the scope of the electrical scheme will be reduced throughout the principal floors of the house. Where original pre-works installations are suitably located, these have, in places, been reused for new electrical fittings or repaired (as described in application material). Where fittings are located in panelling but for functional reasons will be required, they will be removed from the panelling. The panelling will be repaired and fittings relocated or contained in floor boxes as shown on detail drawings. <p>Generally the electrical installation will include the following systems:</p> <ul style="list-style-type: none"> 13amp small power. 5 amp lighting system. Lights and switching. Fire detection system. Security alarm system. Internet Wi-Fi system. TV. Entrance Intercom system. Personal alarm. <p>Proposed Amendments to electrical installation as installed during June 2017 works room by room</p> <p>Third Floor Front Room:</p> <ul style="list-style-type: none"> Remove 7no fitting in panelling. Remove 2n fitting in skirting 	<p>0919317/Sk48A, Sk49A, Sk50, Sk51, Sk52, Sk53, Sk54A, Sk55A, Sk56, Sk57, Sk59A and Sk62A</p> <p>Proposed Panelling Repair Drawings 0919317/ Sk44, Sk47A, Sk50A, Sk52A, Sk58A and Sk61A</p> <p>Proposed M&E Coordination Combined Services drawing 0919317/Sk70, Sk71A, Sk72A, Sk73, and Sk74</p>	<p>townhouses, prior to the advent of Palladianism and Neo-Classicism, where such panelling fell out of fashion.</p> <p>The fabric also provides evidence of traditional construction techniques.</p> <p>In the ground floor rear room, the plaster walls forms part of the consistent Regency character; this is quite different from the panelled rooms, which characterise the early 18th century spaces. Where they survive, the lath and plaster ceilings remain, they form part of the traditional construction techniques of the listed building, and contribute to its authenticity and have distinctive aesthetic qualities.</p>	<p>of rooms/spaces.</p> <p>A number of options have been considered for the repair of panelling with the objective of maximising the retention of historic fabric and the maintenance of a coherent appearance to the panelled rooms through the careful piecing in off appropriate softwood.</p> <p>It is proposed to make good damage to lath and plaster wall finishes and ceiling on a like-for-like basis, where necessary to maintain the appearance and integrity of the appearance of internal spaces.</p>	<p>historic rooms/spaces.</p> <p>In their own terms, the proposed works are an improvement upon the existing situation.</p> <p>In the context of the 2017 works, however, and in overall terms, this approach mitigates, to a degree, the harm arising from the damage associated with installing the electrical services and the consequential prior removal of historic fabric. These works will not, however, remove the adverse impact entirely and there will be a degree of residual harm to the building’s special interest.</p>

<p>basement hallway opposite door to vaults</p>			<ul style="list-style-type: none"> • Retain 1no fitting in skirting. • Retain 1 No switch in panelling. • Provide 4 no Floor boxes. <p>Third Floor Rear Room:</p> <ul style="list-style-type: none"> • Installation retained (Note above about floor replacement). <p>Third floor Utility Room</p> <ul style="list-style-type: none"> • Remove 9no fitting in panelling • All new fitting in freestanding new kitchen units <p>Second/Third Floor Staircase Half-Landing</p> <ul style="list-style-type: none"> • Remove/reposition 7No fused spurs switches and sockets in panelling location to be agreed in loft /boiler room. <p>Second Floor Front Room:</p> <ul style="list-style-type: none"> • Remove 11no Fittings in panelling. • Retain 4no fitting in hit and miss planks. • Retain 2 no wall lights in hit and miss planks • Provide 2no floor boxes. <p>Second Floor Rear Room:</p> <ul style="list-style-type: none"> • Remove fitting 3no in plaster above dado and relocate in joinery. • Remove fitting 3no for TV centre of fireplace in plaster. • Retain 6no fittings in skirting • Retail wall light • Retain 2noo switches in plaster • Provide 2no floor boxes 				
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			<p>Second Floor Landing:</p> <ul style="list-style-type: none"> • Remove 5no fittings from panelling in bathroom corridor relocate to plaster board wall. • Remove 1no socket in landing panelling. <p>First Floor Front Room 1.01:</p> <ul style="list-style-type: none"> • Remove fittings 14No from skirting and make good. • Remove 1no fitting to centre of chimney breast . • Retain switches in plaster • Retain 2no wall lights in plaster • Provide 7no floor boxes. <p>First Floor Rear Room 1.03:</p> <ul style="list-style-type: none"> • Remove all Fitting 3no skirting to windows skirting and make good. • Remove 1no fitting centre of fireplace in plaster. • Provide witches in plaster • Provide/retain 4no fittings in plaster • Provide intercom in plaster • Provide/Retain 3no wall lights in plaster • Provide 2no floor boxes. <p>First Floor Landing:</p> <ul style="list-style-type: none"> • Remove entry phone from landing panelling and relocate to plaster wall in rear room. • Remove socket in panelling. <p>Ground Floor Front Room G.01 :</p> <ul style="list-style-type: none"> • Remove 14no fitting in panelling. • Remove 3no Picture light on panels on east wall. • Retain 2no pendant lights. 				
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			<ul style="list-style-type: none"> • Provide 4no floor Boxes. • Reinstall switching in original location in rail of panel at foot of stairs <p>Garden Entrance:</p> <ul style="list-style-type: none"> • Remove bank of fitting to shutter enclosure and relocate to Ground Floor Rear Room cloak room G.03 boxing. <p>Ground Floor Rear Room G.02:</p> <ul style="list-style-type: none"> • Remove all fitting 5no in plaster above dado. • Remove fitting 1no centre of fireplace in plaster. • Remove all ceiling mount light fittings. • Retain switching in plaster • Provide 4 no floor boxes • Provide all other light fitting and electrical fitting on freestanding kitchen furniture • Provide socket and electrical control fittings in cupboard <p>Panelling Repairs It is proposed that panelling where fitting have been removed will be carefully repaired by cutting away the ovolo moulding to the edge of the panel on three sides so that that the panel can be repaired. Where required, new softwood will be pieced into each board forming the panel to match the existing. The panel will then be reinstated and the ovolo moulding reformed to hold the panel in place (see detailed drawing Sk44):</p> <ul style="list-style-type: none"> • Third Floor Front bedroom 3.02: 6 No. panels to be repaired. • Third floor utility room 3.01: 9 No. panels to be repaired. • Third Floor landing 3.06: 4 No. panels to be repaired. • Second/Third Half Landing: 2 No. panels to be repaired. • Second Floor Front room 2.02: 6 No. Panels to be 	<p>Proposed Panelling Repair Drawings 0919317/ Sk44, Sk47A, Sk50A, Sk52A, Sk58A and Sk61A</p>			
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			<p>repaired.</p> <ul style="list-style-type: none"> • Second Floor Landing 2.05: 4 No. Panels to be repaired. • First Floor Landing 1.02: 2 No. Panel to be repaired. • Ground Floor Front Room G.01: 16 No. Panel repairs. • Garden Entrance: Piece in 1 No. panel backing to shutter box. 				
157	Basement Front Room Wiring going into rear elevation in vaults. Small circular hole cut	7.2	<p>Basement Electrical Works It is noted that the basement prior to the June 2017 works had been extensively altered.</p> <p>The additional internal walls were constructed of 20th century machine made bricks. The spine wall, inserted wall and generally the basement brickwork had been rendered with a waterproof cement render. The electrical installation in the basement area therefore has been chased into walls.</p> <p>As the render surfaces are not historic fabric and all making good has been in material similar to the specific location, it is proposed that these items of work do not harm the special interest of the listed building and are, therefore, acceptable.</p>	See Proposed M&E Coordination Combined Services drawing 0919317/Sk70	See earlier. The cupboard makes an overall minor positive contribution to the special interest of the listed building.	<p>The lower ground floor has been extensively altered over the years and is comparatively less sensitive to further change.</p> <p>The majority of the electrical works at this level affects later and/or altered building fabric and is consistent with its character prior to commencement of the June 2017 works and the previously authorised alterations⁸. Once completed, they will have no impact on the special interest of the listed building.</p> <p>The formation of a small hole in the existing brickwork is in a discrete location and does not impair an appreciation of the special interest of the listed building.</p> <p>The damage caused by the June 2017 works to the historic cupboards affects a relatively minor element of historic fabric. In order to rectify the damage caused by the electrical works, it is proposed to reroute the cables below the modern floor services and make good on a like-for-like basis to minimise impact.</p>	The proposed works at basement/lower ground floor level will, in overall terms, preserve the special interest of the listed building.
158	Basement staircase Chasing into brickwork of cabling under stairs and use of cementitious plaster. Multiple locations						
160	Chasing into under stairs structure cement etc. and socket and use of cementitious plaster						
161	Chasing into brickwork and wall and new socket opposite stairs in basement and use of cementitious plaster						
162	New sockets throughout basement hallway						
156	Basement Hall/Corridor Hole cut for trunking in historic cupboard sides and trimmed top edges within cupboard for rerouted services	7.3	Replacing and rerouting the electrical installation contained within the trunking will be technically challenging. The cables will be re-routed in the floor void and the cupboard will be repaired using like-for-like materials to reinstate the damaged areas.				

8.0 Kitchen installation and basement extract

⁸ Application ref.: 2016/3657/L

Damage / unauthorised work		Proposed Works		Drawings/Information	Relative Significance	Comment	Impact
N/A – new pro pos als	Kitchen Design The installation of the kitchen has not be carried out and therefore there is no damage or unauthorised works associated with this revision	8.1	<p>Kitchen proposal</p> <p>The pervious LBC⁹ established that as a matter of principle, the kitchen could be relocated to the ground floor rear room. The character of the authorised kitchen was that the units were designed as freestanding individual units, legible as pieces of furniture within the room and did not compromise an understanding of its spatial qualities or appreciation of its aesthetic qualities.</p> <p>A set of detailed drawings showing the kitchen layout were approved¹⁰ drawing ref: 1164/PL31. PL32, PL33 and PL34.</p> <p>The proposal in this application is to revise the detailed design of the kitchen 'freestanding' furniture. The proposed new kitchen follows the same principles of the approved drawings, with individual 'freestanding' Kitchen furniture of similar size and position as the approved design. The variations are in the detailed design and character of the units. It should be noted that all the units are designed to be free standing and have been detailed so that can be removed without damage to the historic fabric. Note: the kitchen furniture proposal is that the units will contain all services fittings and lighting installation there will be no ceiling lighting and the majority of the electrical fittings are contained within the proposed kitchen furniture.</p> <p>The sink range will be on legs and fixed into position. It is connected directly to plumbing supply, drainage and electrical supply. This is a similar arrangement to the approved scheme. The sink range will also incorporate the ventilation proposals detailed below.</p> <p>The rest of the pieces of furniture namely: Island Workbench, Drum Storage Cabinet, and Fridge Cabinet, are on lockable casters and lighting and power supply will be via a simply plug into floor boxes located under the furniture.</p> <p>The new proposed kitchen is shown on the following drawings prepared by Johnny Grey Kitchens: KGA 01 rC Kitchen Plans KGA 05 rA Fridge Cabinet KGA 06 rA Drum Cabinet KGA 08 r0 Services Plans KGA 09 rE Lighting armature KGA 11rA Extractor Drawing KGA 13 rA Sink Run</p>	See drawings of proposed kitchen KGA01 rc, KGArA, KGA06 rA, KGA08 rO, KGA09 rE, KGA11 rA, KGA13 rA, KGA30 rA	See earlier	<p>Whilst the detailed design is different from that previously approved, the kitchen units are treated as freestanding pieces of furniture and will allow an ongoing ability to appreciate the spatial qualities and decorative appearance of this room. The proposed kitchen units do not require the fixing of any element to the walls and have been treated in an architectural manner consistent with the quality of this part of the building. This approach avoids any interaction between the proposed kitchen units and the sensitive decorative fabric, which will be retained.</p> <p>Moreover, by incorporating lighting into the kitchen units, it means that all lighting can be removed from the ceiling. As a consequence, the integrity of the ceiling can be reinstated as part of an appreciation of the particular spatial and aesthetic qualities.</p>	The revised kitchen proposals will have no greater impact on the special interest of the listed building than the previously consented approach. In those terms, they will preserve the special interest of the listed building.

⁹ Application ref.: 2016/3657/L

¹⁰ Application ref.: 2016/3657/L

			KGA30 rA Island workbench				
170	New ducting for kitchen extract ducting to be re-routed into rear basement room. New plasterboard ducting fitted to basement ceiling of basement rear room	8.2	Kitchen extract The kitchen extraction, which was approved utilised the basement chimney flue and include ducting across the rear basement room. This has proved unworkable for technical reasons. The revised proposal is shown on the new kitchen proposal and shown on the Mechanical Services Installation Builders Work drawing 0919317/Sk75. The new proposal has the same impact as the approved scheme on the ground floor. It is proposed that the extract will pass into the basement cupboard B.18 from the rear basement room, through the existing hole in the brick work into Cloak Room B.20 and discharge through the current vent in the rear wall. This proposal is shorter, less complex and has a reduced impact on the historic fabric and spaces than the approved scheme.	See mechanical drawings Kitchen drawings KGA 11rA and Proposed basement Mechanical services builders work plan Drawing 0919317/Sk75	See earlier	See earlier (Section 6.3 of Table 5.1)	See earlier (Section 6.3 of Table 5.1)

9.0 Basement: Proposed Builders Works							
Damage / unauthorised work		Proposed Works		Drawings/Information	Relative Significance	Comment	Impact
136	Internal walls damaged extensively during insertion of new services	9.1	Basement Rear Room – Rear Wall Remove installed dry lining boarding to rear wall of house, including removing steel sub-frame. Remove existing Newtonite cavity draining sheeting installed to rear wall of house. Rake out all brick joints to rear wall of house and make good brickwork where damaged by cavity lining system (allow for cutting out and replacing 50 bricks). Remove existing steel frame windows and insert and fix 2no box sash windows (Note already made and on site and approved in accordance with extant consents ¹¹ and Approval of Details ¹²). Prepare brickwork to receive new lime plaster internal surface to rear wall and window reveals. Plaster wall with 'Unilite' Lime plaster applied in three coats to average thickness of 25mm and decorate.	See drawing showing proposed basement builders works 0919317/Sk81	See earlier. Prior to the June 2017 works, the rear room was a plain space, characterised by a modern (late 20 th century) kitchen fit out with a raised concrete floor.	The June 2017 works have impacted on a much altered and less sensitive part of the listed building. There has been damage to the existing brickwork, previously covered by modern plaster and fittings. The proposed works will repair the damaged brickwork and pointing, where required. The use of a lime plaster is consistent with the special interest of the listed building and performance of traditional fabric. Moreover, it is more appropriate than the previous modern wall finishes.	The proposed works are a traditional approach to repairs and will remediate the damage caused by the June 2017 works.
137	The new suspended ceilings in the basement are notably lower than previous.						
138	New walls inserted in basement are metal framed double plasterboarded.						
140	Modern ceiling replaced with plasterboard	9.2	French Drain to rear light well Break up concrete to lower external lightwell area. Lower external light well area by approximately 300mm. Lay land drain at reduced lightwell level and connect to drainage. Geotextile sheet and Back fill light well to Basement floor level with 20mm pebbles approx. 450 deep.	See drawing showing proposed basement builders works 0919317/Sk81		The proposed French Drain will not impact on any historic fabric. Given the minor reduction in floor level, there will be no perceptible difference in the character of the rear lightwell. This is a traditional means of resolving damp/water penetration at lower ground floor	The proposed works will preserve the special interest of the listed building.

¹¹ Application refs.: 2016/3546/P and 2016/3657/L

¹² Application ref.: 2017/1671/L

						levels and resolves a problem that the June 2017 works sought to resolve through the installation of a modern plasterboard system.	
141	Former fireplace not opened up in line with LBC	9.3	Basement Rear Room Floor Extend floor construction approved for basement front room throughout the basement rear room. This work has been executed and is included in this LBC application to regularise the work. The proposed floor construction to the rear area will be as the basement front room and comprises of Galpor insulation with Limecrete slab and a stone finish. The floor finish throughout the basement rear room area will be as the approved stone sample of Purbeck Downsviein Hans Antiqued Stone ¹³ .	See drawing showing proposed basement builders works 0919317/Sk81		The previous floor slab was modern concrete and of no heritage significance. Accordingly, there has been no removal of historic fabric that contributes to the special interest of the listed building. The proposed use of Limecrete is more appropriate than the previous concrete slab and will be consistent with the performance of traditional building materials.	These works preserve the special interest of the listed building.
142	Approved new partition built with a set back to the window rather than straight and at an angle	9.4	Basement Rear Room Ceiling Prior to commencing the June 2017, the ceiling was plasterboard. The June 2017 works installed a new double layer of plasterboard with skim finish. This was a like for like replacement of the ceiling to match the found and existing ceiling. This work has been executed and this application seeks to regularise the works			In light of the materiality of the previous ceiling, there has been no removal of positively contributing historic fabric as a consequence of the June 2017 works. The ceiling level is consistent with the previous character of this room and contribution of this altered space to the special interest of the listed building.	These works preserve the special interest of the listed building.
143	New MDF panelling added under window where it did not extend before	9.5	Basement Front Room Partition Install new partition wall between new front bedroom and corridor to new line as shown on builders work basement plan drawing SK81. The partition has been installed as shown on drawing SK81 and deviates from the alignment shown on the approved plans. This application seeks to regularise the wall as installed. Please note: the partition has been scribed around the panel and dado rail where it abuts the front wall	See drawing showing proposed basement builders works 0919317/Sk81		The extant listed building consent ¹⁴ established the principle that the front room could be divided by a partition. The proposed deviation is a minor change from the authorised approach and does not materially change the acceptability of the insertion of the wall. There has been no removal of historic fabric and is a reversible intervention in a previously highly-altered part of the listed building.	These works preserve the special interest of the listed building.
144	Cement render to opened fireplace in basement	9.6	Basement Front Room Fireplace Consent was given to unblock and open up the basement front room fireplace ¹⁵ . Work commenced, however, during the process it was decided that the fireplace should remain blocked as the exploratory works indicated that the fireplace had been significantly altered and did not warrant being re-exposed. The stock brick wall blocking the fireplace opening has, therefore, been reinstated and the wall	See drawing showing proposed basement builders works 0919317/Sk81		The applicant was not required to implement the previously authorised works. It was determined that the hoped for benefits of re-opening the fireplace that underpinned the previously authorised works could not be delivered and, on that basis,	These works preserve the special interest of the listed building.

¹³ Application ref.: 2017/1671/L¹⁴ Application ref.: 2016/3657/L¹⁵ Application ref.: 2016/3657/L

			surface rendered with cement render and a plaster skim finish to match the original materials and adjacent construction. This application seeks to regularise this work.			the applicant decided to reinstate the brick infill and plaster finish to the condition that existed prior to the June 2017 works.	
147	New metal framed suspended ceiling in hallway to hide M&E	9.7	Basement Front Room- Panelling Remove applied MDF dado height panel under windows. Carefully retain in position existing pre-works panelling and make good with like for like timber repair, where necessary. Make good plaster surfaces on a like for like basis where MDF panelling removed.	See drawing showing proposed basement builders works 0919317/Sk81		The proposed works remove unfortunate elements of MDF panelling and makes good, as required. This will reinstate the appearance of this part of the basement front room, prior to commencement of the June 2017 works. The historic elements of panelling will be retained.	These works, once completed, will preserve the special interest of the listed building.
164	Ceiling replaced basement rear room	9.8	Hall and Stairway Ceiling Carefully take down and remove metal sub frame for metal plasterboard ceiling. Amend line or position of mechanical installation to reduce depth of ceiling void. Construct timber sub structure to create services duct and new ceiling suspended from existing floor. New ceiling to be lime plaster on riven chestnut lathing fixed to sub structure to match existing. Install intumescent fire barrier in ceiling void.	See drawing showing proposed basement builders works 0919317/Sk81		See earlier (Section 6.3 of Table 5.1). The proposals reinstate a more appropriate form of ceiling, utilizing traditional materials. A ceiling level more consistent with this level of a traditional London terraced townhouse will be reinstated. In overall terms, they are an enhancement on the existing condition following the June 2017 works.	In their own terms, the proposals are consistent with the special interest of the listed building. Whilst they will ameliorate the harmful effect of the June 2017 works, they cannot entirely mitigate against the removal of positively contributing historic fabric. Accordingly, there will be a minor degree of less than substantial harm remaining.
165	Previous floor removed and new floor installed basement rear room	9.9	Rear Cloakroom Create new service void and duct for kitchen ventilation. Kitchen ventilation duct to pass through existing hole in brickwork and discharge behind existing external wall vent.	See drawing showing proposed basement builders works 0919317/Sk81 and kitchen extract drawing KGA 11rB		See earlier in Sections 6 and 7 of Table 5.1.	See earlier in Sections 6 and 7 of Table 5.1.
166	New dry lining to rear, external wall						

10.0 Floorboard Repairs							
Damage / unauthorised work		Proposed Works		Drawings/Information	Relative Significance	Comment	Impact
39	Throughout 3 rd floor – Screwing of floorboards in regular intervals throughout boards. Some historic, some	10.1	Third Floor Front Room and Landing: Remove all screws fixing to floor boards. Pellet boards with SW pellets cut from salvaged historic boards to	See Drawing showing example of pelleted floor board repairs	Throughout the property there are historic floorboards,	The application proposals will make good the visual impact caused by the modern screw fixings and will be fixed in a traditional manner. The	The application proposals will reinstate a traditional, coherent

	new.		<p>each screw hole.</p> <p>Level boards and re-fix all boarding using traditional flooring bradels in existing holes.</p> <p>Colour Stain each inserted new pellet to match existing boards.</p> <p>Oil floor.</p>	0919317/Sk90	<p>which form part of the traditional means of construction and aesthetic of the rooms. It is also likely, based on traditional building techniques that the early 18th century floorboards were cut to fit the joists on which they were fixed.</p> <p>It is also likely that they reflect modifications associated with the early 19th century phase of modifications.</p>	<p>floorboards will be retained and re-used in the rooms from which they originate. Where new floorboards are required, these will be prepared to match the existing, using appropriate materials and finishes to integrate with the historic examples.</p> <p>This approach will reinstate the integrity of the historic floor surface and their contribution to the overall aesthetic qualities of the rooms in which they form a part.</p>	<p>appearance to the floorboards and spaces of which they form a part. In those terms, they will mitigate the visual impact associated with the screw fixings installed as part of the June 2017 works. In those terms, they will preserve the special interest of the listed building.</p> <p>It is not, however, possible to mitigate the harmful effect associated with the re-siting of historic floorboards to the first floor, particularly having regard to the likely works of modification, which are likely to have obscured evidence of the traditional construction techniques. In those terms, there will be residual harm to the special interest of the listed building as a consequence of the June 2017 works.</p>
49	Historic floorboards from the rear study were relocated and reused to patch historic floors elsewhere at 1 st floor level	10.2	<p>Third Floor Rear room</p> <p>Recently installed floor boards square edge boarding. The proposals is to replace with varying width square edge pitch pine boarding see new floor structure proposal submitted under separate application for listed building consent.</p>				
65	Throughout 2 nd floor – Screwing of floorboards in regular intervals throughout boards	10.3	<p>Second Floor Front Room and Landing</p> <p>Remove all screws fixing to floor boards.</p> <p>Pellet boards with SW pellets cut from salvaged historic boards to each screw hole.</p> <p>Level boards and re-fix all boarding using traditional flooring bradels in existing holes.</p> <p>Colour Stain each inserted new pellet to match existing boards.</p> <p>Oil floor.</p>	See Drawing showing example of pelleted floor board repairs 0919317/Sk90			
78	Second floor rear room floor boards replaced.	10.4	<p>Second Floor Rear Room</p> <p>Carefully lift and remove all new floor boarding to rear room.</p> <p>Denial all joists and prepare the floor structure to receive new boarding.</p> <p>Provide all necessary tapering firings/fillets to top of joist to establish flat plane for new boarding.</p> <p>Provide and fix varying width 22mm Pitch Pine square edge boarding all fixed with traditional flooring bradels.</p> <p>Oil floor.</p>				
95	Throughout 1 st floor – Screwing of floorboards in regular intervals throughout boards	10.5	<p>First Floor Front, Rear room and Landing</p> <p>Relay level and re-fix existing floor boards using traditional flooring bradels in existing holes.</p> <p>Remove all screws fixing to floor boards (Allow total 100).</p> <p>Pellet boards with SW pellets cut from salvaged historic boards to each screw hole.</p>	See Drawing showing example of pelleted floor board repairs 0919317/Sk90			

			<p>Level boards and re-fix all boarding using traditional flooring bradels in existing holes.</p> <p>Colour Stain each inserted new pellet to match existing boards.</p> <p>Allow piece in small area of missing or damaged boards (Allow 2sqM).</p> <p>Scrap all boarding to remove dirt and grim.</p> <p>Carefully stain in individual boards to match adjoining areas.</p> <p>Treat floors with Oil.</p>		<p>quality as historic examples and do not contribute positively to the special interest of the listed building.</p>	
114	Throughout Ground floor – Screwing of floorboards in regular intervals throughout boards. Some historic, some new	10.6	<p>Ground Floor Front and Rear Room</p> <p>Most boarding has been retained un-disturbed.</p> <p>Lightly overhaul all boarding only and re-fix all loose boards using floor board bradels in existing holes.</p> <p>Any boards to be lifted to be re-laid in same position.</p> <p>Lightly treat all boards with wire wool allow for French polisher to adjust tone and colour match of boards and oil.</p>	See Drawing showing example of pelleted floor board repairs 0919317/Sk90		
127	One floorboard lifted. Retained and to be fitted back.	10.7	<p>Ground floor Front and Rear Room</p> <p>Remove all screws fixing to floor boards (Allow total 30).</p> <p>Pellet boards with SW pellets cut from salvaged historic boards to each screw hole.</p> <p>Level boards and re-fix all boarding using traditional flooring bradels in existing holes.</p> <p>Colour Stain each inserted new pellet to match existing boards.</p> <p>Allow piece in small area of missing or damaged boards (Allow 1sqM).</p> <p>Scrap all boarding to remove dirt and grime.</p> <p>Carefully stain in individual boards to match adjoining areas.</p> <p>Treat floors with Oil.</p>	See Drawing showing example of pelleted floor board repairs 0919317/Sk90		

11.0 Third Floor Utility Room and other works						
Damage / unauthorised work		Proposed Works	Drawings/Information	Relative Significance	Comment	Impact

59	Damage to timber panelling added at low level	11.1	<p>Wall panelling to west wall of utility room 3.</p> <p>Carefully take down bottom panel of partition wall, currently in two sections, repair panelling by piecing in new softwood in traditional manner to each board, carefully scribed and glued into position where damaged or electrical socket removed.</p> <p>Remove inserted battens and re-fix bottom panel in original location.</p>	<p>See drawings : 0919317/Su38, Sk58A, Sk59A, Sk63 and Sk64</p> <p>As located on GA drawings 0919317/Sk87</p>	<p>The third floor utility room is a modest panelled room located in what was, historically, a low status 'service' space within the traditional hierarchy of a London terraced townhouse. It makes a positive contribution to the special interest of the listed building. The previous use and layout of this room restricted a full appreciation of this contribution.</p>	<p>The application proposals provide a considered basis to remediate the damage to the existing panelling (both historic and any associated with the 2017 works). The repair works will return the coherence of this early 18th century panelled room.</p>	<p>The proposed panel repairs are of a traditional technique and will remediate the impact caused by the 2017 works. In those terms, these works will preserve the special interest of the listed building.</p>
60	Boarding fitted in front of panelling for fitting out of consented utility room cupboards	11.2	<p>Carefully remove all Third Floor Utility Room cabinets and utility installation. Remove all boarding and applied battens and expose paneled walls to east and south walls of utility room.</p> <p>Carefully take down paneling to east wall of utility room to facilitate panel repairs.</p> <p>Repair paneling by piecing in new softwood in traditional manner to each board, carefully scribed and glued into position where damaged or electrical socket removed.</p> <p>Re-fix repaired panelling in original position and complete panelling repairs to room.</p>			<p>The previously described panel repair works will be used to make good historic damage and any alterations associated with the 2017 works.</p>	<p>The repair works to the panelling are traditional and consistent with the special interest of the listed building. Whilst there may be a small degree of residual harm arising from the prior removal of historic fabric, the overall appearance and coherence of the panelling will be reinstated.</p>
61	New plywood floor	11.3	<p>Retain existing plywood floor in situ.</p>	<p>See drawings: Existing TF utility prior to 2017 works 0919317/SU38 Panelling repairs TF utility Room 0919317/Sk58A Proposed TF elevation Utility room and landing 0919317/Sk59A Proposed TF Utility plan and elevation 0919317/Sk63 Proposed TF Utility room detail plans 0919317/Sk64</p>		<p>It is understood that the floor covering prior to the 2017 works was plywood and not of any heritage significance. Accordingly, it is proposed to retain the replacement plywood as a like-for-like replacement.</p>	<p>These works will preserve the special interest of the listed building.</p>
62	Damage to panelling behind boxing on party wall		<p>Install new free standing utility room units and work top. Note the new units are freestanding and will abut and be scribed to the repaired panelling. All servicing will be installed within the new installed utility room fittings. The upstand to the worktop will be formed from a board in front of the repaired panelling and this and the upper cupboards will be fixed to two battens fixed with screws to the panel muntin rail.</p>			<p>The previous utility room fit out did not expose or better reveal the qualities of the panelled interior. Now the full extent of the panelled interior is understood, the application proposals take the opportunity to deliver a more appropriate and reversible fit out that is consistent with the previous use of this space.</p>	<p>The revised treatment of the proposed kitchen units and utilities in this space is more consistent with its positive contribution to the special interest of the listed building. In those terms, it is an improvement on the</p>

							previously existing situation and the previously authorised works ¹⁶ .
N/A - new proposals	Second to third floor staircase repair	11.4	<p>Carefully take down and remove existing plaster and lath soffit of staircase between second floor and third floor including half landing to expose under side of goings and risers, strings and carriages of staircase.</p> <p>Carry out traditional carpentry repairs by re-insert missing or loose hardwood wedges to goings and string of staircase to re-fix goings.</p> <p>Glue and re-fix all risers in position and provide and fix hardwood wedges where loose and missing. Prop all goings using new and existing wedges off staircase carriages to consolidate staircase. Install metal cleats between carriages and staircase trimmer at landing and half landing if joints are loose to consolidate staircase structure.</p> <p>On completion of staircase repairs reinstate riven chestnut lathing and lime plaster soffit to staircase.</p>	As located on GA drawings 0919317/Sk87	The staircase is an integral part of the early 18 th century plan form and character of the core of the listed building. It also allows an understanding and appreciation of the traditional patterns of vertical circulation with a terraced townhouse. The staircase also has an important role in the structural performance of a listed building of this character/typology. In those terms, it makes a positive contribution to its special interest.	This is a like for like repair structural repair of the historic fabric of the building intended to consolidate and retain an important and positively contributing element of the listed building. Whilst elements of historic plasterwork will need to be removed, this is required in order to secure the necessary repairs and long-term stability of this part of the staircase.	In overall terms, the works will preserve the special interest of the listed building.

¹⁶ Application ref.: 2016/3657/L