
Appeal Decision

Site visit made on 24 January 2017

by Cullum J A Parker BA(Hons) MA MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 30th January 2017

Appeal Ref: APP/V5570/Y/16/3156320

3 Barford Street, London N1 0QB

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCA) against a refusal to grant listed building consent.
 - The appeal is made by Mr Richard Coulling against the decision of the Council of the London Borough of Islington.
 - The application Ref P2016/1983/LBC, dated 29 April 2016, was refused by notice dated 1 July 2016.
 - The works proposed are described as *'installation of easily-removable timber framed partition in the large bedroom on the second floor so as to create an additional separate bedroom. Existing two windows, two radiators, two light fittings, cornice and skirting boards would not be affected or harmed. The partition would abut the ceiling, but not be fixed to it. A "dog-leg" in the long section of the partition would give some vertical stability, but a minimal number of screw fixings will be made to existing walls and floorboards to give assurance of vertical (and horizontal) stability for safety.'*
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Decision

1. The appeal is allowed and listed building consent is granted for internal alterations at 2nd Floor level at 3 Barford Street, London, N1 0QB in accordance with the terms of the application Ref P2016/1983/LBC dated 29 April 2016 subject to the submitted drawings and the conditions set out in Appendix A.

Procedural Matters

2. The description in the above header, which includes significant descriptive detail, is from the application form. I have used the description of the proposed works from the appellant's appeal form to describe what consent has been granted for. Whilst it is not in my gift to change the description of development as such, given that this latter description replicates that used on the Council's decision notice, and reflects the cases presented, I do not consider that any party is unduly prejudiced by its use here.

Main Issue

3. The proposed works only relate to internal works. Accordingly, the main issue is whether the proposed works would preserve the listed building or any features of special architectural or historic interest.

Reasons

4. The appeal building is a mid-terrace property located within the Barnsbury Conservation Area. It is a Grade II listed building, and is thought to date from circa 1830-1840, as detailed within the listing description. Externally, there is visual uniformity along the terrace of 17 dwellings. No 3 is occupied as a single
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dwellinghouse, with a two bay, five storey form (including basement and attic). I was able to see during my site inspection that internally retains a number of potentially original features such as cornicing and ceiling roses for example. What is more, on the second floor it is possible to see the original floor plan with two rooms located off the landing – the larger room to the front and a smaller one to the rear.

5. On the first floor, I saw that the plan form had been altered through the introduction of a stud wall partition to provide an en-suite for the master bedroom to the front and a family bathroom to the rear. This has been achieved by changing the layout of the rear room and its division with the stud wall. The appeal scheme seeks the insertion of a timber wall in the front room of the second floor, so as to create two smaller rooms. This partition would not be affixed to the ceiling, but secured through attachments to the wall and floor. I acknowledge the Council's position that such a feature within the second floor front room would obscure the overall plan form at this level of the building. However, in reality buildings of this epoch have evolved over time. The second floor in this case is not the main 'entertaining' room, as the first floor would have likely been, instead it is one of the secondary rooms to the building.
6. The proposal in this case would be easily reversible with minimal intervention to the historic fabric of the building – that latter of which could be reasonably controlled through the use of a condition. What is more, the changes to the floor plan proposed here would not be permanent and would make pragmatic use of existing features of the room, including the two radiators, light fixtures and windows, for example. What this means in practice is that the impact of the proposed works on the special architectural and historic interest of the listed building would be no worse than neutral.
7. I therefore conclude that the proposal would preserve the listed building and any features of special architectural or historic interest. Accordingly, it would comply with the statutory duty set out at Section 16(2) of the PLBCA. It would also comply with the development plan policies the Council have referred me to including Policy 7.8 of the *London Plan 2011* (or any recent updates of such policies or plan), Policy CS9 of the *Islington Core Strategy 2011* and Policy DM2.3 of the *Islington Development Management Policies 2013*, which put simply have similar aims to those set out within the statutory legislative framework. It would also accord with the broad aims of the *National Planning Policy Framework* which include conserving heritage assets in a manner appropriate to their significance.

Conditions

8. The Council have suggested three conditions. Conditions requiring the making good of the finishes and works, and details of fixings to walls, floors and/or ceilings should be submitted are necessary and reasonable in order to protect the listed building.

Conclusion

9. For the reasons given above I conclude that the appeal should succeed.

Cullum J A Parker

INSPECTOR

Appendix A – List of conditions

1. The works hereby permitted shall be begun not later than three years from the date of this consent.
2. All new internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.
3. Notwithstanding the plans hereby approved prior to the commencement of the works, construction details including details of the fixings shall be submitted to and approved by the local planning authority prior to the installation of the wall. The works thereafter shall be implemented as approved.