

Delegated Report		Analysis sheet		Expiry Date:		17/03/2014	
		N/A / attached		Consultation Expiry Date:		NA	
Officer				Application Number(s)			
Nick Baxter				2014/0493/L			
Application Address				Drawing Numbers			
12 New End London NW3 1JA				099ELE01, ELE03 and PLA04 and EX01, 02, 03 04 and 05			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to second floor layout involving installation of new bathroom, new partitions and finishes.							
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:		NA					
CAAC/Local groups* comments: *Please Specify		NA					

Site Description

The site is a grade-II-listed town house, one of a terrace of three, built in 1724 and refaced in the 19th century. The room in question is wood panelled with a plaster cornice and wooden shutters and window surrounds. It is a positive contributor to the Hampstead Conservation Area.

The applicant proposes to install an en suite bathroom in the second floor bedroom, a large, open room the full width of the house and retaining its original form, although the north wall has been concealed behind fitted wardrobes.

It is proposed to enclose about a third of this room behind a partially glazed room divider. Waste pipework from the bath, basin and lavatory would run beneath a raised rostrum and then be drilled through the front wall into the back of an existing waste stack while ventilation would be ducted into the ceiling and out through an existing airbrick. The drawings do not indicate the method of feed and drainage of the shower

A section of the historic panelling near the shower would be protected behind a stood-off sheet of glass, while the window would be safety glazed to allow for the raising of the bathtub.

It is also understood that underfloor reinforcement would be necessary to strengthen the joists.

Relevant History

NA

Relevant policies

LDF Core Strategy and Development Policies

DP25 (Conserving Camden's Heritage)

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

NPPF

Assessment

It is felt that the principle of subdivision would be unacceptable here, because it would mean the loss of the proportions of this early panelled room – not commonplace in the borough -- as well as a significant change in its character. Furthermore, to support the sanitary equipment, strengthening work would be necessary to the floor joists, which would be likely to result in loss of historic fabric, while the shower would require pipework and drainage that would either need to be exposed or to be enclosed in a surface-mounted conduit. The proposal would therefore harm the special interest of the listed building and so is contrary to sections DP25 and CS14 of the LDF.

Having regard to the NPPF, there is no public benefit and the house is already in its optimum viable use and is not likely to cease to be so, having three existing bathrooms and a lower-ground-floor lavatory, so the proposal is contrary to section 134.