

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	21/06/2013
		N/A / attached	<b>Consultation Expiry Date:</b>	13/6/13
<b>Officer</b>			<b>Application Number(s)</b>	
Alan Wito			2013/2473/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Hampstead Tramwaymans Shelter South End Green London NW3 2PX			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Works to exterior and interior of Tramwaymans' Shelter both for repair and to convert to allow increased staff usage and associated works.				
<b>Recommendation(s):</b>		Grant		
<b>Application Type:</b>		Listed Building Consent		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	A site notice was put up outside of the property from 15/5/13 to 5/6/13 and a press notice published on 23/5/13 but no responses were received as a result of this.					
<b>CAAC/Local groups* comments:</b> *Please Specify	Hampstead CAAC was notified of the application but no response has been received.					

## Site Description

The application building is a former tramwaymen's shelter dating from circa 1893. It is now used as rest facilities for bus drivers. It is a single storey, timber framed structure with a hipped roof and central square louvred cupola.

It is grade II listed and lies within Hampstead Conservation Area.

## Relevant History

Planning Permission and Listed Building Consent were granted on 21/5/02 for external and internal alterations to include removal of existing roller shutter and replacement with timber and glazed panels on south-west elevation (ref: PEX0200020 and LEX0200021).

Planning Permission and Listed Building Consent were granted on 7/5/02 for external and internal alterations to include removal of existing roller shutter with timber and glazed panels on south-west elevation (ref: PEX0200100 and LEX0200101).

## 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

Externally the works are generally maintenance or involve the removal of unsightly modern accretions to the façade.

Internally the central spine wall is the only wall which is original (historically it divided the rest facilities for the tram drivers from the passenger shelter). To make a more usable space for rest facilities an opening is to be made in the panelling. Although original the panelling is of modest appearance which befits the original function of the building. The removed panels would be re-used to create sliding doors would appear as an integral part of the building. The original floor layout of the building would still be legible.

The new secure steel box does not require listed building consent as it is not attached to the building.

The proposed works preserve the special interest of the listed building and therefore it is recommend that consent is granted.

