

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	24/06/2013
		N/A / attached	<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number(s)</b>	
Alan Wito			2013/2602/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
15 Hampstead Gates 38 Ryland Road London NW5 3LW			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>				
Internal alterations to include alteration to partitions and staircase of residential flat (Class C3)				
<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>	N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify	N/A					

## Site Description

The application building is a grade II listed and dates from 1849 to the designs of Thomas Henry Wyatt and David Brandon. Originally was the Aged Governess Asylum but was enlarged and altered in 1877-9 for Camden School for Girls by EC Robins.

It is constructed from Ragstone, two/three storeys in height with a pitched roof.

Recently it has been converted to residential flats. It lies in Inkerman Conservation Area.

## Relevant History

Planning permission and listed building consent were granted on 22/3/02 for the conversion of existing disused school buildings plus associated alterations to accommodate 30 residential units with underground car park (accessed from Prince of Wales Road) and a day nursery space (refs: PEX0100565 and LEX0100566).

## 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

The flat lies on the first floor and faces onto Ryland Road in the three storey block. Historically this space was a double height hall. All partitions and floors are non original insertions associated with the conversion to residential. Although non original the layout with mezzanine levels pushed away from the windows and gallery spaces lower than the cills allows the original space to be appreciated from within the flat. Whilst changes are possible in the space any layout must respect the original proportions.

When submitted the application included inserting mezzanine floors throughout which would have divided the entire height of the space in two and would have harmed the special interest of the building. This has been revised so that a similar layout to the existing is proposed. The gallery space next to the windows has been raised so that a bedroom can be created below (currently this space can only be used as storage). Adjacent to the windows the floor level would step down to avoid cutting directly across the window openings. A glazed screen would allow light to the bedroom below but would also read as a lightweight insertion which would not unduly alter the appreciation of the internal space.

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