

Delegated Report		Analysis sheet		Expiry Date:	02/04/2013		
		N/A / attached		Consultation Expiry Date:	N/a		
Officer			Application Number(s)				
Victoria Pound			2013/0639/L				
Application Address			Drawing Numbers				
Flat 1 4 Hampstead Hill Gardens Hampstead London NW3 2PL			See decision letter.				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations to existing ground floor flat, including insertion of partitions and associated work.							
Recommendation(s):		Grant 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:		N/a – internal Grade II works only.					
CAAC/Local groups* comments: *Please Specify		N/a – LBC only.					

Site Description

Grade II listed detached building, formerly a studio house, now in use as flats. Built c. 1876-81 by Batterbury & Huxley. Within the Hampstead conservation area.

Relevant History

32685 - Change of use including works of conversion and alteration to form 4 self-contained flats. GRANTED 03/03/1982

Pwx0002127 – pp for continued use of flat 1 as 2 s/c bedsits for limited period GRANTED 08/06/2000

2005/4387/P: Continued use of Flat 1 as a self-contained bed-sit (rear) and a self-contained studio flat (front) for a temporary period GRANTED 23/12/2005

2008/4955/P - Continued use of Flat 1 as a self-contained bed-sit (rear) and a self-contained studio flat (front) for a temporary period of 3 years – GRANTED - 13/01/2009

2011/ 6396/P - PP granted 02/02/2012 for Continued use of Flat 1 as a self-contained bed-sit (rear) and a self-contained studio flat (front) for a temporary period of 3 years.

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

Assessment

Works of alteration are proposed to Flat 1, which occupies part of the ground floor of the building. The flat is accessed off the main ground floor hallway.

Recent planning permissions (renewed 3 times, each for a temporary period) have focused on the use of the flat as two smaller self-contained dwellings. The accommodation is currently vacant and the submitted drawings indicate that it is intended to link the small units and use the flat as one dwelling once again.

This part of the building's interior has been altered significantly in its previous conversion to flats. The original plan form had been compromised by the installation of a number of partitions to form bathroom/kitchen areas etc, and raised floors and other items had been installed. Strip out works had begun on site at the time of the site visit.

The proposal seeks to remove non-original partitioning from the rear room, which will restore its historic plan form. It is proposed to block up the rear room door which leads to the hallway. In order to preserve the special interest of the stair compartment from the hall side, this door should be left in place and locked shut; it is recommended that a condition is attached to this effect. The architrave on the inner face is not original and its removal will not cause harm.

The non-original partitioning within the front room will be reconfigured to form an enlarged kitchen and bathroom area, and the raised flooring removed. The raised floor area previously concealed a soil pipe, which will be relocated lower down within the original floor void, allowing the internal floor level to be lowered to its original level. The relocation of the soil pipe will not have a detrimental impact on the floor structure as it will be positioned between the joists. An additional small external opening will be formed to accommodate the pipe in its new position; this will not have a harmful impact on special interest of this part of the building.

In order to achieve improved sound and fire separation between this flat and the floor above, it is proposed to install a false ceiling which will comprise a layer of fire rated plasterboard supported on slim metal joists, with insulation between the joists. This will be relatively shallow in depth, and will be affixed c. 140mm below the retained lathe and plaster ceiling. Its depth will not have an impact on the perceived scale and height of the room. It will conceal the upper portion of the cornice, but a substantial lower section will remain visible. The new ceiling will not be affixed to the cornice or any decorative fabric. Given that the rooms have been heavily altered, it is not considered that this aspect of the proposal will significantly compromise the integrity or special interest of these rooms further.

In summary, the proposed works are considered to preserve the building's special interest, in line with relevant local and national policy and guidance. Approval is therefore recommended, subject to condition.