

Delegated Report		Analysis sheet		Expiry Date:		22/03/2013	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Hannah Walker				2013/0311/L			
Application Address				Drawing Numbers			
12 Chamberlain Street London NW1 8XB				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations to staircase and erection of a partition wall at third floor level in connection with existing dwelling (Class C3).							
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					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

This Grade II listed building is situated within the Primrose Hill Conservation Area and forms part of a group of 6 similar properties on the north side of Chamberlain Street. It is constructed of pale grey/yellow brick with stucco dressings and stands 5 storeys in height, including the basement and mansard levels. The building dates from the mid 19th century.

Relevant History

Listed Building Consent (2004/4990/L) was **granted** for "Reconfiguration of internal partitions to convert an existing bedroom into two rooms at second floor level" on 17 December 2004.

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24, DP25

Assessment

This application is for internal works at 2nd and 3rd floor levels. The roof/attic of the building has been modified at some point so as to form a full additional storey of accommodation at 3rd floor level. It is unclear exactly when this work was taken place but in my view was almost certainly before the building was listed in 1999.

The 3rd floor of accommodation consists of one large room. It is now proposed to subdivide this into two smaller bedrooms. This will require the reconfiguration of the 2nd to 3rd floor staircase so as to provide a small landing and enable independent access to each room. At 2nd floor level the staircase will now turn through 180 degrees before reaching 3rd floor level rather than running directly adjacent to the party wall. Consequently the structure of the staircase will project into the volume of the stair compartment. However, there is no decorative cornice at this floor level and there is sufficient headroom so that the bulkhead does not appear overly dominant. None of the works will affect any historic fabric of significance.

Given the minor scale of the works and their position within the building, the proposal is not considered to harm the special architectural or historic interest of the listed building. Recommend approval.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613