

Delegated Report		Analysis sheet		Expiry Date:		04/03/2013	
		N/A / attached		Consultation Expiry Date:		14/02/2013	
Officer				Application Number(s)			
Hannah Walker				2012/6805/L			
Application Address				Drawing Numbers			
21 Park Square East London NW1 4LH				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations to single dwellinghouse (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:		Press notice/site notice – no responses. English Heritage raised concerns regarding the proposed removal of the secondary staircase from 2 nd to 3 rd floor levels. Revisions have been sought from the applicant and the staircase is now to be retained. English Heritage have now granted flexible authorisation.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

This Grade I listed building forms part of a terrace of 12 houses, built c1823-25 by John Nash. Nos.13-16 and 20-24 were converted to flats c.1986 and many internal features were lost as a result. No.21 is now in use as a single family dwelling. The building is located within the Regent's Park Conservation Area.

Relevant History

Planning permission (8970495) and Listed Building Consent (9003113) were **granted** on 5 June 1991 for refurbishment including demolition and rebuilding of rear extensions at basement and ground floor levels at nos.20-24 Park Square East.

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24, DP25

Assessment

This application is for internal works to the listed building. The building is in good condition and was the subject of an extensive refurbishment and restoration in the early 1990s when presumably it reverted to a single family dwellinghouse. The works were completed to a very high standard and it appears that many of the building's decorative features have been reinstated or restored in an authentic manner. Thus, due to the quality of the finishes, the building has a coherent period character, notwithstanding that much of the fabric has been renewed.

Basement

Very minor modifications to the plan form are proposed which are not considered contentious.

Ground Floor

It is proposed to insert double doors within the spine wall between the front and rear rooms. These are considered appropriate in this location. A new door is also proposed into the front room from the hallway. A condition will be added requiring large scale details of the proposed doors.

The door to the head of the ground to basement staircase is to be removed but this is of no particular significance.

2nd Floor

The wall that divides the front two rooms at this floor level is to be removed. In many buildings this wall forms part of the traditional floor plan. However, given the history of alterations to the building and that the fabric itself has been renewed, the removal of this element is not considered to harm the overall significance of the listed building.

New floor finishes are proposed throughout. These include natural stone floors within the kitchen, hallways and landings and bathrooms, with oak floors overlaid over the existing substrate within the remaining living spaces.

3rd Floor

Some minor remodelling of the spaces and partitions is proposed which is not considered contentious.

The proposed works are relatively minor in scale and would preserve the special architectural and historic interest of the listed building. Recommend approval.

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