

Delegated Report		Analysis sheet		Expiry Date:		16/01/2013	
		N/A / attached		Consultation Expiry Date:		03/01/2013	
Officer				Application Number(s)			
Victoria Pound				2012/6176/L			
Application Address				Drawing Numbers			
Flat 2 17 Rosecroft Avenue London NW3 7QA				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal and external alterations at ground floor level, including the re-glazing of the casement and transom light windows to the rear elevation reception room with slimline double glazing.							
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 and site notices displayed – no responses received.					
CAAC/Local groups* comments: *Please Specify		N/a.					

Site Description

Grade II listed house dating from 1898-9 by CHB Quennell. It is in red brick with plastered first floor with Classical figures in relief. The roof is tiled with a gable to the right hand bay, and with dormers and tall brick slab chimney stacks. The style is Arts and Crafts with lavish use of traditional materials and craft work.

The building is now in use as flats. It was listed in 1999 and it seems that many internal works of alteration were undertaken prior to this.

Relevant History

2007/1137/L Internal alterations to first floor flat including reconfiguration of the existing bathroom and en-suite.

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage
DP25 Conserving Camden's heritage

Assessment

The works relate to the ground floor only. Internally, there are few original features left at this level, although some doors remain. It is proposed to retain these.

Minor works of alteration are proposed internally, including the formation of a new door opening between the existing bedroom and adjacent small room, and a double door width opening between the reception room and kitchen. These openings will involve the removal of a small amount of masonry but will not compromise the building's plan form nor the room volumes or proportions at this level.

It is proposed to replace the non-original fireplace within the reception room and to install a fireplace within the bedroom, where this has been lost. This aspect of the proposals is considered acceptable.

Externally, the application originally sought consent to replace all of the glazing at ground floor level with slim line double glazed units fitted within the retained frames; however, this was considered to be unacceptable in listed building terms due to the harmful visual impact of the double glazing upon the consistency of the elevations, and the architectural integrity of these remaining original features. This aspect of the proposals has been revised, and it is now proposed to install double glazing solely within the non-original single pane tall casement and transom windows within the rear reception room. This window has been significantly altered from the original (which is assumed to have been a canted bay to match the lower level and bay adjacent), and does not match the original window pattern. It is considered that a slim, double glazed unit in this location will not have a significant or detrimental impact upon the special architectural or historic interest of the building.

In summary the revised proposals are considered to preserve the building's special interest, in line with local and national policies and guidance. Approval is recommended.

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