

Delegated Report		Analysis sheet		Expiry Date:		30/11/2012	
		N/A / attached		Consultation Expiry Date:		08/11/2012	
Officer				Application Number(s)			
Catherine Bond				(i) 2012/5263/P (ii) 2012/4933/L			
Application Address				Drawing Numbers			
44 Chalcot Crescent London NW1 8YD				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of metal framed door and window with timber French doors at rear basement level in connection with existing residential dwelling (Class C3).							
Recommendation(s):		(i) Grant planning permission (ii) Grant listed building consent					
Application Type:		Householder Application (i) Planning Permission (ii) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		PN – no response SN – no response					
CAAC/Local groups* comments: <small>*Please Specify</small>		Primrose Hill CAAC was consulted and has raised no objection. In its correspondence dated 26 October 2012, PHCAAC comments, 'A condition should be imposed to ensure that the door framing and glazing bars match those in the original glazing, to ensure no loss of significance of the heritage asset.'					

Site Description

Grade II listed single family dwelling situated in the Primrose Hill Conservation Area. One of a terrace of 12 houses. c1855. Probably built by J Burden. Stucco with rusticated ground floors and slated roofs. Serpentine shaped terrace of 3 storeys and basements, some with added attic dormers. Nos 24 & 26, double-fronted with 3 windows (No.24 with curved right angle with blind window to join No.22); Nos 28-36, 2 windows, Nos 38-46, 3 windows. Prostyle Doric porticoes except Nos 40 & 42 retaining only responding pilasters. Doorways with fanlights and panelled doors. Recessed sashes; most ground and 1st floors with margin glazing, some ground floor tripartite, Nos 42 & 44 with cast-iron window guards, No.44, canted bay window. 1st floor, architraved with console bracketed cornices, some pedimented; Nos 26-34 and 44 & 46 with cast-iron balconies. Nos 28-44 with console-bracketed eaves, the consoles flanking tops of 2nd floor windows. Left bay of No.46 with pediment. INTERIORS: not inspected.

Relevant History

22/09/1988: Listed building consent ref 8870364 granted for internal alterations to first floor layout including the relocation of the bathroom, the removal of a wall and the retention and repairing of cornices in the front room as shown on drawings No.151/01 and 151/02a.

30/07/2012: EN12/0393 listed building enforcement notice issued to take effect on 10/09/2012 relating to internal and external unauthorised works undertaken without listed building consent.

24/08/2012: listed building consent ref 2012/3375/L granted for external and internal refurbishment works to dwellinghouse including the re-instatement of the roof and internal fabric and features removed without consent (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP24 – Securing high quality design

Policy DP25 – Conserving Camden's heritage

Assessment

This proposal is for the replacement of a metal framed door and window with timber French doors at basement level in the rear elevation, and is pursuant to listed building consent ref 2012/3375/L granted for external and internal refurbishment works to the dwellinghouse including the re-instatement of the roof and internal fabric and features removed without consent (subject of enforcement action).

The principle of this proposal is considered to be acceptable since the grade II listed building was much altered in the postwar period in an insensitive way using metal framed windows which are out of keeping with the special interest of the listed building and make no contribution to the character and appearance of the Primrose Hill Conservation Area. The proposed double-glazed French doors and sidelights have been designed in a 'period' style in keeping with the overall appearance of the rear elevation of the building, whilst providing a functionally and visually improved link between the kitchen and back garden of the property.

In its consultation response, Primrose Hill CAAC comments, 'A condition should be imposed to ensure that the door framing and glazing bars match those in the original glazing, to ensure no loss of significance of the heritage asset.' In this case, large-scale detailed drawings have been submitted showing the new fenestration set into the existing wall, which includes sectional details of the glazing bars and frames. As the new joinery work will incorporate double glazed sealed units it will not be possible to achieve the finest detailing as might have been found in the original fenestration at this level. However, officers are satisfied that the quality of detail is appropriate for this low-level garden level location which will only be visible from back gardens, and where there is no immediate precedent for the detailed design of the installation. This is because the existing windows in the rear elevation of the host building are inappropriate post-war components and the adjacent properties in the terrace have either been much altered or rebuilt at the rear. Standard conditions will be imposed ensuring that the work will be in accordance with the consented drawings.

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