

Delegated Report		Analysis sheet		Expiry Date:		01/11/2012	
		N/A / attached		Consultation Expiry Date:		01/11/2012	
Officer				Application Number(s)			
Antonia Powell				2012/4670/L			
Application Address				Drawing Numbers			
30 Mornington Crescent London NW1 7RE				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of windows pursuant to condition 4 of listed building consent granted 10/5/12 (ref. 2011/6108/L) for change of use from non-self contained bedsit accommodation to 4 x 1 bedroom self-contained residential flats (Class C3) at ground to third floor level, alterations to windows/doors at rear basement level and installation of new stair from basement courtyard to garden, replacement of tiles with slates on main roof, works of repair and refurbishment and internal alterations.							
Recommendation(s):		To Approve Details (Listed Building)					
Application Type:		Approval of Details (Listed Building)					
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:		Site Notice – expired 26/10/2012 No responses received Press Notice – expired 01/11/2012 No responses received					
CAAC/Local groups* comments: *Please Specify		The Camden Town CAAC wrote on the 22 nd October with no objections to the application.					

Site Description

Listed Grade II. Listing Description reads as follows:

Terrace of 11 houses forming part of a crescent. c1821-32. Built by I Bryant. For the Southampton Estate.

End houses stucco with rusticated ground floors; others yellow stock brick (No.33 reddened) with rusticated stucco ground floors and slate mansard roofs with segmental headed dormers (No.27, square). Formerly symmetrical terrace with slightly projecting end houses (Nos 25 & 26 and 35; No.36 replaced by C20 flats). End houses 4 storeys and basements; others 3 storeys, attics and basements. All with 2 windows each; No.25, 3 window return. Round-arched ground floor openings; sashes of end houses in shallow recesses. No.34 with pointed and margin lights, No.35 with margin lights. Doorways mostly with 3/4 Doric columns carrying cornice-heads; fanlights (Nos 26, 27, 30-32 and 35, patterned) and panelled doors. No.25 with prostyle portico on return. 1st floor casements with cast-iron balconies; end houses with enriched architraves, except No.25. End houses with enriched architraves to 2nd and 3rd floor sashes, except No.25. Others with gauged brick flat arches to sashes; No.29 with wooden architraves and 1st floor blind boxes. Nos 26 and 35, cornices at 3rd floor level (No.25, removed) and parapets above 3rd floor. Others, stucco blocking courses, Nos 29, 31 and 34 retaining cornices

Relevant History

2011/6108/L and 2012/6107/P granted consent 10/05/2012 for: Change of use from non-self contained bedsit accommodation to 4 x 1 bedroom self-contained residential flats (Class C3) at ground to third floor level, alterations to windows/doors at rear basement level and installation of new stair from basement courtyard to garden, replacement of tiles with slates on main roof, works of repair and refurbishment and internal alterations.

Relevant policies

LDF Core Strategy and Development Policies

London Borough of Camden Local Development Framework Core Strategy, Policy CS14 (Promoting high quality places and conserving our heritage)

London Borough of Camden Local Development Framework Development Policies, DP24 (Securing high quality design) and Policy DP25 (Conserving Camden's heritage).

Assessment

This application concerns the detailed design of various replacement timber windows to No. 30 Mornington Crescent.

The replacement of the important and characteristic round headed sliding sashes of the ground floor elevation is the most sensitive element of the application. There are various window designs along the Crescent and although the original historic design appears to have incorporated a pointed arch glazing bar pattern the submitted detailed design is considered consistent with other historically based window details within this part of the Camden Town Conservation Area.

The replacement joinery to the rear elevation follows historic examples where appropriate. The proposed window to the basement bathroom does not follow an historic form however this is not considered to harm the special interest of this fine building nor is it visible from the surrounding Conservation Area. There is therefore no objection.

The submitted details are considered acceptable and the application to discharge condition 4 of listed building consent granted 10/5/12 (ref. 2011/6108/L), is therefore recommended for approval.

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