

Delegated Report		Analysis sheet		Expiry Date:		08/10/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Hannah Walker				2012/4217/P			
Application Address				Drawing Numbers			
5 St. Georges Terrace London NW1 8XH				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details pursuant to condition 5 (brickwork) of planning permission dated 09/03/12 (Ref: 2011/6314/P); for the erection of roof extension with terrace to front with part glass balustrade within parapet, dormer windows and skylights to rear roof slope, infilling of window at rear third floor level and internal alterations at first, second, third and fourth floors all in connection with existing residential flat (Class C3).							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
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: *Please Specify		N/A					

Site Description

The subject site is an upper floor maisonette in a grade II listed building located in St Georges Terrace which lies opposite Primrose Hill, within the Primrose Hill Conservation Area. The terrace is characterised by decorative stucco columns and glazing to the Regents Park Road elevation.

The Primrose Hill Conservation Area Statement notes that the terrace forms a listed group of 11 terrace houses that front onto St Georges Terrace Gardens and Primrose Hill. These properties are four storeys high with raised ground floors and basements with lightwells surrounded by ornate railings. The buildings are constructed in London yellow stock brick with groups of three windows to each floor and highly decorative stucco work to porches, balustrades at first and second floor levels, projecting quoins, window surrounds and parapets.

The terrace was listed in 1997. The list description reads, "Terrace of 11 houses. c1852. Pale yellow stock brick with channelled stucco ground floors and quoins and dressings. 3 storeys and basements. Nos 3 & 9 slightly recessed and originally of 2 storeys. 1 window each. Ground floor tripartite sashes mostly with enriched cast-iron window guards. Each house has a prostyle Doric porch (Nos 5 & 6 paired) supporting a continuous stuccoed balustrade to tripartite 1st floor window with screen of 4 half-columns with enriched capitals supporting an entablature the cornice of which supports a balustraded window guard to tripartite 2nd floor window with pilaster screen and entablature. 3rd floor windows tripartite architraved round-arched with keystones. Heavy bracketed and enriched stucco cornice. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas."

Relevant History

5 St George's Terrace: Listed building consent was granted in 2001 (LE9900791/R3) for the extension to existing flat including partial rear roof mansard with dormers modification to the front rear roof slope to provide a roof terrace and minor internal alterations

5 St George's Terrace: Full Planning permission (PE9900586) was granted for: Extension to existing flat including partial rear roof mansard with dormers modification to the front rear slope to provide a roof terrace and provision of access to existing rear terrace.

11 St George's Terrace: Full planning permission and listed building consent (2009/3736/P&2009/3657/L) was granted for: Insertion of timber-framed sash windows to the rear dormer, retention of two enlarged front dormers with French doors in connection with use of the front roof area as a terrace and insertion of a rooflight to the residential dwelling.

5 St George's Terrace: Full planning permission ref 2011/6314/P and listed building consent ref 2012/0115/L were granted on 13/03/2012 for: Erection of roof extension with terrace to front with part glass balustrade within parapet, dormer windows and skylights, infilling of window at rear third floor level and internal alterations to residential flat (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS14
DP24
DP25

Assessment

Planning permission and listed building consent were granted on 13 March 2012 for works which included the infilling of a small non original window on the rear elevation of the building and the raising of the rear parapet in brickwork. Condition 5 of planning permission 2011/6314/P required that a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing be provided on site.

The relevant works were completed on site prior to the Council viewing a sample panel of brickwork. The existing brickwork to the rear elevation is a multi-stock with red, yellow and brown tones. The chosen brick is a close match for this in terms of colour and texture. Although at present the brickwork appears brighter and yellower than the existing brickwork, this will mellow to a darker and more uniform colour when subject to weathering. The pointing is in a rather heavy weatherstruck finish which is very similar to the surrounding original brickwork, which has obviously been re-pointed at a later date. Although a slimmer flush joint would normally be required, the conservation comments pursuant to the original scheme indicated that the new brickwork should match the adjoining in terms of colour, texture and pointing technique and colour. Given that the pointing matches, this is considered to create a more coherent overall appearance than requiring a more traditional flush joint.

On balance, the proposed brickwork is considered acceptable and will preserve the external appearance of the listed building, the setting of the wider terrace, and the character and appearance of the Primrose Hill Conservation Area. Recommend approval of condition 5.

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