

Delegated Report		Analysis sheet		Expiry Date:		22/08/2012	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Victoria Pound				2012/3239/L			
Application Address				Drawing Numbers			
Flat 1 51 Frogna London NW3 6YA				See decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Internal alterations to include the installation of a partition wall with glazed arched window and door within, and reinstatement of areas of wall and cornice to existing ground floor flat (Class C3).							
Recommendation(s):		Refuse 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:		N/a – internal Grade II alterations only.					
CAAC/Local groups* comments: *Please Specify		N/a – internal works only.					

Site Description

51 Frognal forms part of a semi detached pair of houses dating from 1886. It is constructed in red brick with a slated roof and hipped dormers. In the late 1950s the building was converted into flats, and many internal alterations were carried out.

The building is located within the Hampstead Conservation Area.

The application relates to the ground floor flat.

Relevant History

2008/5735/L & 2008/5628/P: **PP & LBC granted 23/03/2009** for *Erection of a glazed extension at rear ground floor level to the existing flat and excavation into existing basement level.*

There is currently an enforcement investigation open, pertaining to unauthorised works (EN11/1111).

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

Assessment

It is proposed to install a partition wall with a glazed door and arched window detail within the wall, and to reinstate some areas of internal partitioning and cornicing. This is intended to replicate features which were removed without consent when works of alteration and extension were undertaken. However, it is not intended within this application to reinstate the wall with glazed arched window/door in the position from which it was removed, but to install it further to the rear of the property, immediately adjacent to the modern glazed extension (approved under application refs. 2008/5735/L and 2008/5628/P).

Planning history and enforcement:

The wall, door and window feature which were removed previously formed the external rear ground floor wall of the building. The feature was identified at pre-application and application stage in 2008 as a feature of significance which contributed to the special interest of the listed building, in terms of its appearance, character and plan form. It was originally proposed in the 2008 application to remove the wall; however, this was considered to be harmful to the building's special interest, and a revised scheme was negotiated and approved which saw the retention of the wall in its original position. The subsequent removal and loss of this feature is regrettable and is considered to cause harm to the building, in terms of loss of historic fabric, the creation of an uncharacteristic visual 'void' at ground floor level, and erosion of the building's historic plan form. To this end, an enforcement notice was served which seeks, among other aspects, the reinstatement in facsimile of the wall and door/window, in its original position. This enforcement notice is currently subject to an appeal, which has not as yet been determined by the Planning Inspectorate.

Impact on the special interest of the building:

The rear ground floor wall was originally positioned slightly back from the line of the first floor rear wall, underneath a shallow overhang. This unusual arrangement contributed to the Arts and Crafts aesthetic of the building and therefore to its special architectural interest. It is proposed to reinstate the wall on the line of the first floor level rear wall, which would create a more 'standard', flush rear elevation, which would dilute the contribution made by the changes in plane to the visual and architectural interest of this part of the building. Its repositioning also dilutes the building's original

plan form, to its detriment.

The acceptability of the reinstatement of some wall nibs and a section of cornice cannot be assessed in isolation as these areas are integrally linked to the positioning and reinstatement of the rear wall.

Conclusion

Whilst the principle of the reinstatement of the rear wall and arched door and window within is considered to be appropriate, the proposed position of this feature is not considered to be acceptable, as it does not preserve the building's special interest for the reasons outlined above. To this end, the proposal is not in compliance with local or national policy and guidance, and as such, refusal is recommended.

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