

Delegated Report		Analysis sheet		Expiry Date:	13/08/2012
		N/A / attached		Consultation Expiry Date:	N/a
Officer			Application Number(s)		
Charles Rose			2012/3140/P		
Application Address			Drawing Numbers		
9 The Grove London N6 6JU			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Details of condition 2a (new staircases) condition 2b (new windows) condition 2c (building control required works) and condition 2d (damp proofing) of listed building consent (ref: 2011/1048/L) dated 13/06/2011 as well as condition 3 (tree protection) of planning permission (ref: 2011/1047/P) dated 13/06/2011 for internal and external alterations including excavation of extension to existing basement with terrace and balustrade above, installation of dormer window, 1 x rooflight and 3 x solar panels on the rear roofslope, replacement of windows, installation of balcony to raised ground floor elevation at ground floor level and balustrade around terrace at first floor level and internal reconfiguration and replacement of staircase to existing dwelling house (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: <small>*Please Specify</small>	N/a					

Site Description

Grade II listed house built in 1832 within the Highgate Village Conservation Area. The house has been variously altered in the past including, expanded considerably in 1870, two storeys removed (probably due to fire in mid 20th Century, subdivided in 1950's. More recently 2 storeys were reinstated in 2001. As a result little of historic fabric remains. Many features such as plaster, stair and joinery have been renewed and the house has lost its historic character internal.

Relevant History

13/06/2011 Excavation of extension to existing basement with terrace and balustrade above, installation of dormer window, 1 x rooflight and 3 x solar panels on the rear roofslope, replacement of windows, installation of balcony to raised ground floor elevation at ground floor level and balustrade around terrace at first floor level to existing dwelling house (Class C3) 2011/1047/P 2012/1048/L.

06/06/2012 Amendment to listed building consent ref: 2011/1048/L for various works of extension/alteration to the building. Amendments to include the demolition and reconstruction of the existing rear extension at ground floor level and creation of an internal access at lower ground level (Class C3) 2012/2001/L

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

Assessment

Permission is sought to discharge condition 2a (new staircases) condition 2b (new windows) condition 2c (building control required works) and condition 2d (damp proofing) of listed building consent (ref: 2011/1048/L) dated 13/06/2011 as well as condition 3 (tree protection) of planning permission (ref: 2011/1047/P) dated 13/06/2011.

Condition 2a

The existing staircase was installed as part of the refurbishment in 2001. It is of no historic merit and of little design quality. Moreover the existing stair cuts across the principal windows. The proposed stair would appear more elegant and reduce the impact on the external appearance by re-ordering the risers so the landings do not cut across the windows as much.

The design of the new staircase is considered to result in a more elegant and appropriately detailed staircase of appropriate quality for the status of the house. The detailed design of the new stair would enhance the character of the interior and exterior of the listed building and is a welcomed improvement.

Condition 2b

The front elevation currently consists of a mixture of window types including; 2 single-glazed original sash windows to study and the master bathroom on the Front elevation. 2 double-glazed modern sash windows to the kitchen and first floor. The remaining windows are all modern single glazed installed during the work carried out in 2000-2001. The rear elevation currently consists of a mixture of window types largely reflecting the changes which have occurred to the rear of the house. There is a variety of single glazed and double glazed windows which have been upgraded repaired as the need has arisen.

As such consent was granted to replace the existing poor quality modern single glazed and double glazed units with better quality slimline units to match the existing retained original windows throughout (except historic windows which are to be retained). The new windows would give a better overall character and appearance to the dwelling. The detailed design of the windows confirms with the age and style and hierarchy of the property.

Condition 2c

No changes are required to satisfy Building Regulations or Fire Certification however details have been provided for the sound insulation between the joists. This will comprise insulating between the joists and with

acoustic separation above the retain floor boards (Gf living and FF master bedroom only) with new engineered floorboards above. This is considered sufficient to protect the historic floor boards (where they exist). It should be noted the section shows new plasterboard ceilings. This is acceptable. The house was entirely rebuilt and 2 storeys added just over 10 years ago and as such there are no historic features, other than the boards mentioned above, to be protected.

Condition 2d

The proposal is to use a Newton 500 physical membrane to protect the basement from damp.

The system uses a physical membrane to cover the floors and walls which prevents vapour and dampness within the internal spaces. A drainage channel concealed within the floor and behind the lining collects the penetrating water and carries it to a sump pump, buried within the floor, where it is then removed from the building. The system prevents undue damage to the fabric of the building and allows the building to 'breathe' as originally intended, whilst providing suitable habitable internal space in the basement.

Condition 3

The documents have been checked by a tree officer who considered that the 'trees protection will be adequate to prevent damage to the trees during the implementation of the proposal.' In this regard the information is considered sufficient to comply with the relevant policies and it is therefore recommended that the application be discharged.

Recommendation

The proposed work has preserved the special character of the grade II listed house and protect the trees on and off site as necessary in compliance with the relevant policies. As such the details are considered satisfactory to meet the requirements of the condition. I recommend the condition be discharged

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444