

Delegated Report		Analysis sheet		Expiry Date:		15/03/2012	
		N/A / attached		Consultation Expiry Date:		29/03/2012	
Officer				Application Number(s)			
Victoria Pound				2012/0326/L			
Application Address				Drawing Numbers			
29 Chalcot Square London NW1 8YA				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of front gate and hinges; new entrance door, and rear balcony and staircase as required by condition 3 (parts a, b and c) of listed building consent 2011/0111/L granted 23/03/2011, for alterations to front railings to form gate, installation of stairs within front lightwell and to rear from ground floor raised platform (following demolition of existing lower ground floor level conservatory) and alterations to front and rear fenestration at lower ground and ground floor level, and internal alterations at lower ground and ground floor level of single-family dwellinghouse (Class C3).							
Recommendation(s):		Approve details.					
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:		Press and site notices displayed – no responses.					
CAAC/Local groups* comments: *Please Specify		Primrose Hill CAAC responded – no objection.					

Site Description

Grade II listed terrace building in the Primrose Hill Conservation Area.

Relevant History

2011/0109/P & 2011/0111/L – **planning permission and listed building consent granted**

23.03.2011 for Alterations to front railings to form gate, installation of stairs within front lightwell and to rear from ground floor raised platform (following demolition of existing lower ground floor level conservatory) and alterations to front and rear fenestration at lower ground and ground floor level, and internal alterations at lower ground and ground floor level of single-family dwellinghouse (Class C3).

2005/4034/P & 2005/4035/L – **planning permission and listed building consent granted**

22.12.2005 for Roof alterations to form flat roof mansard at the rear and two dormers at the front, single storey infill glazed extension at the rear, to provide additional accommodation to single dwelling house.

Relevant policies

LDF Core Strategy and Development Policies

CS14

DP25

Assessment

Detailed drawings have been submitted in order to meet the requirements of condition 3, parts a (details of new gate in context, and hinges), b (new door in basement lightwell) and c (Structural drawings showing how proposed rear balcony and stair will be connected to the building and supported).

The relevant drawings have been submitted, and demonstrate that the proposed alterations are appropriately designed, will not involve the loss of or damage to any significant historic fabric, and as such will preserve the building's special architectural and historic interest.

The requirements of the condition are met and it is recommended that Condition 3 parts a), b) and c) be discharged.

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