

Delegated Report		Analysis sheet		Expiry Date:	19/03/2012		
		N/A / attached		Consultation Expiry Date:	N/a		
Officer			Application Number(s)				
Victoria Pound			2012/0213/L				
Application Address			Drawing Numbers				
BEECHWOOD HOUSE HAMPSTEAD LANE LONDON N6 4RU			See decision letter.				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Removal of a modern stained glass inner skin of domed rooflight and replace it with a flat etched glass laylight.							
Recommendation(s):		Grant 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 works only.					
CAAC/Local groups* comments: *Please Specify		N/a – internal grade II works only.					

Site Description

Large detached house in the Highgate CA, dating from 1840 by George Basevi for his brother. The building has undergone numerous later additions and alterations throughout the C20; only the front elevation remains unaltered.

Relevant History

8570273 - Internal alterations to parts of the ground and first floors. Granted Listed Building Consent 19/09/1985.

8903600 & 8970509 - The erection of a three-storey side extension to provide plant and storage at basement level formal reception room and enlarged bedroom accommodation at ground and first floors respectively together with minor alterations to the existing building for continued use as a single family dwelling house. Granted Planning Permission and Listed Building Consent 23/11/1989.

Various recent applications; none directly relevant to this application.

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 replace the inner, stained-glass skin of a late C20 domed rooflight, which is positioned at first floor level above the staircase. The rooflight is located within the original C19 part of the building; however, the principal stair was not located in this position until the 1990s. The rooflight and stained glass were installed during the 1990s and are of no architectural or historical significance; the design of the stained glass bears little relationship to the original form of or to the significant later alterations to the building, and its removal is therefore not considered to be harmful to the building's special interest.

In place of the stained glass it is proposed to install an etched glass laylight which will be positioned flush with the existing ceiling, rather than domed. The glazing will be divided into eight double glazed etched panels, supported within a timber frame. A plaster ceiling rose is proposed within the centre of the frame. The new structure will be supported off an existing steel beam and will not have a detrimental impact on the historic structure.

The proposal is considered to preserve the special architectural and historic interest of the building, complies with relevant local and national policy, and as such is recommended for approval.

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