

Delegated Report (Members' briefing)		Analysis sheet		Expiry Date:	28/02/2012
		N/A / attached		Consultation Expiry Date:	09/02/12
Officer			Application Number(s)		
Victoria Pound			1. 2011/6231/P 2. 2011/6398/L		
Application Address			Drawing Numbers		
FLAT 2 MORETON HOUSE HOLLY WALK LONDON NW3 6RA			See decision letter.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Alterations to replace window with door and new access steps at side elevation to basement flat (Class C3).					
Recommendation(s):		1. Grant planning permission 2. Grant listed building consent.			
Application Type:		1. Full Planning Permission 2. Listed building consent.			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>No. electronic 00</p> <p>Press and site notices displayed.</p> <p>2 Objections received. Responses in italics:</p> <ul style="list-style-type: none"> • No notification received from flat 2. <i>The application form states that notice was served on all other flats under Certificate B.</i> • Building is grade II listed and therefore new door should be in keeping with the other lead windows. <i>The window proposed to be removed and adjacent windows are metal-framed. The detail of the proposed door is not considered to be harmful to the building's special interest.</i> • The existing building has no underpinning and the works will cause substantial damage to the whole building. <i>The fabric proposed to be removed is does not form part of the building's supporting foundation.</i> • Undertaking the works will cause additional stress – area has already had 2.5 years of work. <i>The usual hours of operation conditions will apply here, and alterations cannot be withheld because of the impact of previous works.</i> 					
CAAC/Local groups* comments: *Please Specify	Hampstead CAAC - no response to date.					

Site Description

Grade II listed house, now flats, dating from 1896 by Thomas Garner, in Cotswold vernacular Jacobean style. The building is within the Hampstead Conservation Area.

Relevant History

None directly relevant.

Relevant policies

LDF Core Strategy and Development Policies:

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

Assessment

It is proposed to replace a non-original metal window at the lower ground level of the west elevation of the building with a Crittall steel door. A small amount of the floor of the adjacent lightwell will be lowered by just under 1m and 4 steps installed, in order to allow access from the outside ground level to the floor level of the basement.

The proposal will not involve the removal of any significant historic fabric. The detail of the new door is considered to be in keeping with the adjacent simple, metal-framed windows at this level. The works are not considered to harm the building's special architectural or historic interest.

The area proposed to be altered is not visible from the public realm and as such the impact on the character and appearance of the conservation area is minimal. The proposal raises no amenity or sustainability issues.

The relevant local and national policies are considered to be met and the proposal therefore recommended for approval.

DISCLAIMER

Decision route to be decided by nominated members on Monday 5th March 2012. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>