

Delegated Report		Analysis sheet		Expiry Date:		05/01/2012	
		N/A		Consultation Expiry Date:		14/12/2011	
Officer				Application Number(s)			
Jenna Litherland				(i) 2011/5230/P (ii) 2011/5296/L			
Application Address				Drawing Numbers			
24 A GREENLAND ROAD LONDON NW1 0AY				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Demolition of existing lean-to extension at ground floor level and the erection of a single storey rear extension and new staircase following the demolition of existing rear external staircase, enlargement of existing lower ground floor extension, and alterations to the fenestration at front and rear of the property and internal alterations associated with the use as a residential flat (Class C3).							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission and listed building consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 22/11/2011 until 13/12/2011. Advertised in the Ham and High 01/12/2011. No representations received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application property forms part of a terrace of 6 houses, dating from the early 19th century. The building is 3 storeys with a basement and is constructed of yellow stock brick with a rusticated ground floor elevation. The terrace was listed in 1974. The subject property is currently laid out as a one bedroom maisonette, occupying the ground and basement floors of the building. The terrace was the subject of a GLC renovation scheme c1976 and it appears that the interior was remodelled, many of the surface finishes were renewed and almost all of the internal features were removed at this time.

Relevant History

9301259: The erection of 2 single-storey rear extensions. **Granted 25/03/1994.**

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 – Design
CPG6 – Amenity

London Plan 2011

Assessment

Permission is sought for the erection of a single storey rear extension (following demolition of existing lean-to extension), replacement of doors and windows at front and rear lower ground floor level, repair works to retained ground floor level windows and internal alterations at lower and upper ground floor level.

Design

External Works - At basement level there is a currently a narrow projecting structure to the rear of the property that housed a toilet. This is of no inherent architectural interest. It is proposed to remove this and to replace it with a slightly wider projection, effectively internalising the existing garden access door and reconfiguring the toilet accommodation. The extension is to be of brick with pitched blue slate roof and conservation rooflight. A new part glazed door is proposed for the rear elevation, giving access to the garden. This is a very modest alteration to the property and will enhance its external appearance.

The existing crittal window on the rear elevation at basement level will be replaced with a door with side lights and a reinstated curved brick arch to match those over the upper floor levels on the rear elevation. This will improve the external appearance of the building and re-centre the fenestration in line with the upper floors. It will also increase the width of the adjacent masonry pier which will enhance the structural stability of the building.

Modern French doors have been inserted into the front room at basement level, looking out into the lightwell. There is no planning history for the insertion of these doors and therefore they are likely to be unauthorised. Originally this application proposed replacement of these doors with a timber and glazed door and windows. This was not considered to be a sympathetic addition. The case officer has negotiated the replacement of the French door with a timber framed sash window. This will restore the original appearance of the building as there would have originally been a sash window in this position. This would be a significant visual and aesthetic improvement to the property.

It is considered that the proposed external alterations will not harm the special interest of the listed building.

Internal Works - It is proposed to reconfigure the maisonette so as to provide two bedrooms. The accommodation is also to be transposed, with bedrooms now located within the basement and living spaces at ground floor level. This is considered acceptable and will take best advantage of the available light and outlook.

The rear room at upper ground floor level is currently subdivided to provide a bathroom, large storage cupboard and a lobby space. It is proposed to substantially reduce the size of the lobby and remove the modern internal partitions to the rear room. A pair of double doors are proposed within the spine wall. An internal elevation demonstrating the proportions of the door and the design of the proposed inserted doors will be required by condition.

A new entrance door to the maisonette is proposed within the ground floor common hallway. This is to be timber with glazed vision panels. Although this is not an entirely authentic insertion, it is considered acceptable as it is in a non-original position, replaces an unattractive modern solid core fire door, and will allow for light penetration into the rather dark lobby and staircase within the maisonette.

Cornicing is to be reinstated to the front room at ground floor level, along with a new fire surround – an appropriate cast iron insert located at basement level is to be relocated. These are considered appropriate to the early 19th century date of the building.

At basement level it is proposed to create a bathroom from part of the front room. There is often a wall within this space, creating a corridor from the front door into the lightwell. In this case the wall has either been removed or was never originally in situ. Nonetheless, the subdivision of this front room is not considered to harm the overall plan form or spatial quality of the building, given the absence of architectural features at this floor level. The bathroom is of a modest size and will allow for the retention of a relatively spacious bedroom from the remainder of the space. This modification is considered acceptable given the overall benefits of the refurbishment and reconfiguration of the maisonette.

The drawings indicate that damp treatment is proposed for the basement walls. Details of this will be required by condition.

The drawings indicate that skirting is to be reinstated at ground floor level to match an original example from within the ground floor hallway. This is considered acceptable. New simple 4 panelled timber doors are proposed for within the basement. These are also considered acceptable.

Amenity

The proposal is not considered to impact on neighbour amenity.

Recommendation: Grant conditional permission

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