

Delegated Report		Analysis sheet		Expiry Date:		08/03/2011	
		N/A / attached		Consultation Expiry Date:		10/02/2011	
Officer				Application Number(s)			
Tina Garratt				2011/0127/L			
Application Address				Drawing Numbers			
33 Chalcot Square London NW1 9YA				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of all new doors and new window and door openings pursuant to condition 3a and part 3b of appeal decision dated 2 September 2010 ref: APP/X5210/E/10/2120522 and 2009/4162/L for works associated with additions and alterations associated with the conversion of the property from four flats to two x 1 bed flats at basement level and one x 3 bed maisonette on upper floors following partial demolition.							
Recommendation(s):		Grant listed building consent					
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:		A press notice was published on 20/01/2011 and a site notice was erected on 14/01/01. Following the 21 day consultation period no responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

This grade II listed building, dating from mid 19th century, forms one of six terrace houses on the north side of Chalcot Square and backs onto Berkley Road. The building's footprint is unique within the square because it is double fronted and end of terrace with a grand end bay. It is three-sided and occupies an important position on a prominent corner site. It relates equally to neighbouring properties at the front and rear in terms of rhythm of development, scale, decorative order and materials. In addition long views of the property are afforded on all 3 sides and of its full height because of the local street pattern, making it highly visible and sensitive to alterations. The premises comprises basement, ground and 3 upper floors and is currently undergoing conversion and renovation into a single family dwelling.

The building is situated within the Primrose Hill Conservation Area and is subject to an Article 4 direction to remove certain permitted development rights (Part 1 relating to works to dwelling houses and Part 2 relating to minor operations). The ash tree within the front garden is subject to a Tree Preservation Order.

Relevant History

8501800 & 8570327 Planning permission and listed building consent were granted on 11.12.85 for external alterations to the basement elevations and the construction of a new bin store and staircase to basement.

8770220 Listed building consent was granted on 06.01.88 for external alterations including reinstatement of balcony balustrade window architraves and porch columns

9470184 Listed building consent was granted on 22.07.94 for the installation of an internal staircase between the first and second floors and alterations to a rear window.

9400873 Planning permission was granted on 29.07.94 for alterations to a first floor window.

L9603317R2 Listed building consent was granted on 11.02.97 for internal works of alteration to ground floor flat, including re-instatement of original fireplace in the living room.

LE9606113R1 Listed building consent was granted on 11.02.97 for internal alterations including the installation of an internal staircase between first and second floors.

P9603316R2 Planning permission was granted on 11.02.97 for alterations to the rear windows at ground floor level.

PE9700204 and LE9700205 Planning permission and listed building consent 13.05.97 for alteration of three window openings at first and second floor rear elevation.

2007/4140/P & 2007/4145/L

Applications for planning permission and listed building consent were submitted for conversion of four flats into three self contained flats and associated internal and external alterations including the erection of new side/rear extensions at basement - third floor levels, following the demolition of existing two-storey side/rear extensions, replacement of roof extension and enlarged terrace area, erection of external staircase to garden and works to the boundary wall. **The applications were withdrawn** on 03/12/07 following advice from officers that the proposal was unacceptable in historic building and conservation area terms.

2008/0814/P 2008/0816/L Refused 04/04/2008

Applications for erection of rear extension at basement to third floor level (following demolition of existing two-storey rear extension), replacement of roof level extension including creation of enlarged roof terrace, replacement of front entrance door, alterations to basement vaults, new entrance door at rear basement level, alterations to windows at rear ground, first and second floor level, replacement of window with french doors at front first floor level and internal alterations in connection with the conversion of four self-contained flats into three self-contained flats.

Reason:

The proposed roof extension, by reason of its height, bulk, mass and design would be detrimental to the appearance and special interest of this listed building, the setting of the listed terrace and the character and appearance of the Primrose Hill Conservation Area

The proposed internal works, by reason of the loss of plan form and historic fabric would be detrimental to the special interest of this listed building, the setting of the listed terrace.

2009/1200/P 2009/1205/L Withdrawn

2009/4161/P & 2009/4162/L Refused but allowed on Appeal

Planning and listed building consent granted at appeal for:

1. Additions and alterations associated with the conversion of the property from four flats to two x 1 bed flats at basement level and one x 3 bed maisonette on upper floors, including the demolition and rebuilding of central and western basement and ground floor extensions and the demolition and rebuild of the 3rd floor roof extension and alterations to fenestration.
2. Works associated with additions and alterations associated with the conversion of the property from four flats to two x 1 bed flats at basement level and one x 3 bed maisonette on upper floors, including the demolition and rebuilding of central and western basement and ground floor extensions and the demolition and rebuild of the 3rd floor roof extension and alterations to fenestration.

2009/1108/P & 2009/1112/L - Alterations and additions associated with the conversion of property from four flats to maisonette on ground, first, second and third floors and two a 1 bedroom basement flats demolition of existing mansard roof extension and replacement with new mansard roof extension, demolition and rebuild of existing rear extensions, alterations to windows and doors at lower ground, ground, first floor, second and third floor level, reinstatement of balcony at first floor level, new dormer windows and roof light. Granted 07-07-2009.

2010/0694/P & 2010/0703/L - Works associated with a change of use of 4 residential flats (Class C3) to 2 x one bedroom flats at basement level, 1 x maisonette on upper floors including amendments to an existing rear extension and the erection of new terrace at rear ground floor level, alterations to doors and windows and boundary treatment to the front and side and internal works. Granted 05.05.2010

2010/6768/L - Submission of details of plan elevation and section drawings of all new windows and door openings pursuant to condition 3b and 3c of appeal decision dated 2nd September 2010. Granted 16.12.2010

2011/2722/P & 2011/2727/L - Amendments to listed building consent granted 11/05/10 (2010/0703/L) for works associated with a change of use of 4 residential flats (Class C3) to 2 x one bedroom flats at basement level, 1 x maisonette on upper floors including amendments to an existing rear extension and the erection of new terrace at rear ground floor level, alterations to doors and windows and boundary treatment to the front and side and internal works, namely enlargement of footprint of lower ground floor single-storey rear extension and roof terrace above, relocation of window on rear elevation of extension and alterations to steps. Granted 16-06-2011

Relevant policies

LDF Core Strategy and Development Policies

CS14: Promoting high quality places and conserving our heritage

DP25: Conserving Camden's heritage

PPS5: Planning for the Historic Environment (March 2010)

PPS5: Practice Guide (March 2010)

Assessment

Condition 3 of application 2009/4162/L required that;

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) plan elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.**
- b) plan elevation and section drawings, including jambs, head and cill, of all new window and door openings.**

The application seeks the discharge of condition a) and the partial discharge of condition b), relating to the doors. Application 2010/6768/L approved discharge of the remainder of condition b).

The covering letter notes that there were no original or historically significant doors within the property, as confirmed by the historical assessment submitted with applications 2010/0694/P and 2010/0703/L.

There were a number of issues with regard to the original proposals and following discussions with the applicants, the following revisions have been made:

- External Doors with sidelights:—revised to provide thinner sidelights either side of a central door (revised drawings DB1.01 and DB2.01).
- Internal Doors (architraves): drawings revised to provide a hierarchical arrangement through the building with architraves decreasing in size on higher floors (see below). The only exception is DS01 which is in a narrow space in plan, meaning that the wider type B architrave would not fit width-wise.

The original architrave drawings submitted with this application showed that the proposals were to reinstate moulded architraves at third floor level which were deeper than those at first floor level. Following discussions with the applicant, the proposals and drawings have been revised to show that the architraves will be reduced in height on each floor level, which more accurately reflects the historic character and architectural hierarchy within the dwelling.

The proposed doors were also discussed, as their detailed design (three differently proportioned panels) was not considered characteristic of the period. However, given that the doors had already all been delivered to site, that all the internal doors had been altered in the past and that the interior of the building has been heavily altered, they are considered acceptable.

The 3-panel external door design is found elsewhere in the Square and is considered acceptable in these circumstances.

Recommend: Grant listed building consent

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