

Delegated Report		Analysis sheet		Expiry Date:		10/02/2011	
		N/A / attached		Consultation Expiry Date:		17/02/2011	
Officer				Application Number(s)			
Victoria Pound				2010/6853/L			
Application Address				Drawing Numbers			
Romneys House 4 & 5 Holly Bush Hill London NW3 6SH				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of elevations and plans of internal alterations to ballroom pursuant to condition 2 (b) of listed building consent dated 03/12/2010 (Ref: 2010/3809/L) for excavation of additional basement floorspace under stairhall, excavation of 3 lightwells on north elevation, and various internal and external alterations to residential dwelling (Class C3), as an amendment to listed building consents dated 30.4.10 ref 2010/0943/L and 21.7.09 ref 2009/2026/L							
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:		<u>Press and site notices</u> displayed – no responses. <u>English Heritage</u> – consider details satisfactory to meet the requirements of the condition.					
CAAC/Local groups* comments: *Please Specify		N/A - AOD					

Site Description

Grade I listed house dating from 1797. Built by the artist George Romney as his studio, enlarged 1807 at east end for use as Assembly Rooms, and in 1929 redesigned by and for Clough Williams-Ellis. The original 2 storey house is timber-framed with weatherboarding. The site also includes the Grade II listed no. 4 Holly Bush Hill which is a terraced house dating from the late C18, refaced late C19 in Georgian style. Timber-framed building, refaced in multi-coloured brick. This is joined to Romney's House via door openings at the rear. Located within Hampstead conservation area.

Relevant History

Planning permission and listed building consent were granted 21.07.09 (2009/2022/P & 2026/L) for the *erection of a two-storey infill extension at second and third floor level on south elevation; excavation of enlarged basement floor level; extension of 3 existing chimneys; erection of new garage following demolition of existing garage and associated alterations to residential dwelling (Class C3).*

Planning permission and listed building consent were granted on 30.4.10 (2010/0929/P and 0943/L) for - Excavation of 2 additional basement rooms, as an amendment to planning permission dated 21.7.09 reference 2009/2022/P (for the erection of a two-storey infill extension at second and third floor level; excavation of basement floor level; extension of 3 chimneys; erection of new garage following demolition of existing garage and associated alterations to residential dwelling).

Relevant policies

LDF Core Strategy and Development Policies

DP25

CS14

Assessment

Detailed drawings have been submitted pertaining to Condition 2b) – plans and elevations of the internal alterations to the ballroom.

In order to create individual bedrooms, is proposed to install two demountable stud partitions which are curved on plan. Where these abut against the existing walls, they will be located between the retained windows and pilasters, and will be scribed around retained skirtings and cornices. As such their positioning won't affix to or otherwise detrimentally impact upon any retained decorative fabric.

The partitions will incorporate high-level internal windows, which will afford privacy to the separate rooms, but will allow high level views through to the edges of the rooms, which will allow the original volume of the ballroom to still be appreciated and understood. The curved form of the walls ensures that they clearly read as a separate and distinct intervention into the space, and do not seek to compete with the original form of the room.

The partitions represent an independent and reversible alteration which can be removed in the future should the requirements of the building's occupiers change, without harming the fabric of the building. Their detailed design, finish and positioning seeks to minimise the impact on the special interest of this part of the building.

The details submitted are considered to meet the requirements of the condition and the relevant listed building policies. As such, approval is recommended.

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