

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	03/11/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>	n/a	
<b>Officer</b>			<b>Application Number(s)</b>			
Victoria Pound			2011/4278/L			
<b>Application Address</b>			<b>Drawing Numbers</b>			
Flat 11 Barnfield Upper Park Road London NW3 2UU			See decision letter.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>			
<b>Proposal(s)</b>						
Internal alterations to include the removal of partition wall between kitchen and living room and alterations to partitioning within bathroom and hallway to existing flat (Class C3)						
<b>Recommendation(s):</b>		Grant listed building consent.				
<b>Application Type:</b>		Listed Building Consent				
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
<b>Summary of consultation responses:</b>		N/a – internal Grade II.				
<b>CAAC/Local groups* comments:</b> *Please Specify		N/a – listed building consent only.				

## Site Description

Grade II listed block of 46 flats and maisonettes dating from 1947-9 by Donald Hanks McMorran of Farquharson and McMorran for Hampstead Metropolitan Borough.

The list description states that, *Many living rooms retain their original corner tiled fireplaces. Built-in cupboards and heated airing cupboards were a feature of the development from the first. Hampstead MB built Barn Field and Wood Field to replace houses destroyed by the first bomb to land on the borough, on 9 September 1940. The Borough Council determined that the new housing should have a traditional character to reflect the eighteenth century architecture for which Hampstead is noted. The dwellings were exceptionally well equipped for their date, with lifts as well as staircases - exceptional for a four-storey block - and good internal fittings.*

## Relevant History

Various applications, none directly relevant.

## Relevant policies

### LDF Core Strategy and Development Policies:

**CS14** Promoting high quality places and conserving our heritage

**DP25** Conserving Camden's heritage

## Assessment

Works of alteration are proposed to the interior of flat number 11, which is on the second floor of the building. The flat retains its original east-west layout, with the bedrooms positioned to the east of the central corridor, and the living room and kitchen to the west. Whilst it retains few 'good internal fittings' as highlighted as being of note within the list description, it does retain the tiled corner fireplace within the living room, and five small built-in cupboards within the living room and hallway, which are also mentioned as forming part of the flats' 'well-appointed' original layout.

All of the proposed alterations are focused on the west side of the flat.

### Living / kitchen

It is proposed to remove the wall which divides the living room and kitchen, to form a more open plan space. The rooms are currently connected by a doorway. Whilst there will be some removal of historic fabric in the form of the wall, this is not of particular significance in itself, and I do not consider that the alteration will compromise the architectural integrity of this part of the building, as the use of the space and the general character of the two rooms will remain as it they are at present; kitchen units etc will remain in their current position.

Within the living room, it is proposed to enlarge the opening to a small built-in cupboard and remove its non-original glazed doors. This is considered to be acceptable.

It was originally proposed to remove the tiled fire surround. The tiles have been over-painted which has had a negative impact on the appearance of the fireplace. However, the corner fireplaces are noted in the list description as being of interest in highlighting the flats' original character. This element of the proposal has now been omitted.

### Hallway / bathroom

It is proposed to reconfigure the bathroom / WC area, removing two small built-in cupboards and forming a new doorway and partition which will encompass the existing narrow hallway leading to the WC. Built-in cupboards are also highlighted as part of the flats' original layout; however, three out of five will remain, and therefore I do not consider that this alteration will compromise the overall integrity of the flat. This part of the proposal is considered to be acceptable.

In summary, the revised proposals are considered to preserve the building's special architectural and historic interest, in line with local and national policy. Approval is therefore recommended.

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