

Delegated Report		Analysis sheet		Expiry Date:		31/10/2011	
		N/A / attached		Consultation Expiry Date:		13/10/2011	
Officer				Application Number(s)			
Charlie Rose				i) 2011/4206/P ii) 2011/4208/L			
Application Address				Drawing Numbers			
7 Gloucester Crescent London NW1 7DS				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>i) Replacing of existing doors with full height French doors at basement level and replacing a first floor window to the rear elevation of residential dwelling (Class C3).</p> <p>ii) Internal and external alterations including replacing of existing doors with full height French doors at basement level and replacing a first floor window to the rear elevation and general refurbishment works to all floors internally, as well as realignment of steps to front garden of residential dwelling (Class C3).</p>							
Recommendation(s):		i) Grant Planning Permission ii) Grant listed building consent					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press and Site notice: No response					
CAAC/Local groups* comments: <small>*Please Specify</small>		Primrose Hill CAAC: No Response					

Site Description

Grade II listed Georgian Townhouse in Primrose Hill Conservation Area. The building forms one of a curved terrace of 20 houses. c1840-45. By Henry Bassett in the Italianate style

Relevant History

N/a

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS14 - Promoting high quality places and conserving our heritage

CS5 – Managing the impact of growth and development

Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (CPG 1) - Design (2011)

Primrose Hill Conservation Area Statement 2000

Assessment

Planning permission and listed building consent is sought for internal and external alterations including replacing the existing rear French doors at basement level, replacing and enlarging a first floor rear window, replacing the rear balcony balustrade and re-landscaping front garden. Internally the works include minor repositioning of the layout at basement level, creating an opening between front rooms at first floor level and general refurbishment throughout the residential dwelling (Class C3).

This proposed scheme is a result of a number of amendments requested by the Council during the course of the application, including retaining the stone balcony at the rear and, existing original doors and door openings which were to be blocked. The refurbishment scheme has adequately addressed the Council's concerns, would not compromise the special character of the grade II listed dwelling or character and appearance of the Primrose Hill Conservation Area of which it forms a part.

External alterations

The existing rear French Doors and window are non original and do not match the age and style of the building. The replacement window would reinstate a window of appropriate size and style and the design of the new French door would better relate to the character of the dwelling.

The existing balustrade to the retained balcony would be of no historic or architectural value and would be replaced with satisfactorily designed black painted metal balustrade. The landscaping to the front garden would preserve the tree and simply realign the steps reusing the existing materials.

In this respect there would be no harm caused to the visual amenity of the area and there would be no impact on neighbouring occupier's compliance with policies CS14 and DP24.

Internal alterations

The internal alterations consist of general refurbishment only. All features and fabric would be preserved including joinery, door and floorboards. Where door openings are not required by the current owner these are to be locked shut rather than blocked. There would be no harm caused to plan form as part of all other proposed works.

The first floor front room would be enlarged by removing the partition dividing the existing large front room and ante room. The opening would retain sufficient nib and down-stand to allow the position of the partition to be easily recognisable and allow the formal symmetry and shape of the main front rooms to be retained.

Amenity

The moderate external works would not impact on neighbouring outlook, privacy or light

Recommendations

The works would preserve the character of the dwelling as a building of special architectural and historic interest in compliance with policy DP25 and are recommended for approval.

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