

Delegated Report Members' Briefing		Analysis sheet		Expiry Date:	06/10/2011
		N/A / attached		Consultation Expiry Date:	22/09/2011
Officer			Application Number(s)		
Victoria Pound			1. Planning permission: 2011/3603/P 2. Listed Building Consent: 2011/3604/L		
Application Address			Drawing Numbers		
4 Sharpleshall Street London NW1 8YL			See decision letters.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1. Retrospective application for the insertion of 2 new windows to the side elevation of the rear closet wing at basement and ground floor level to dwelling house (Class C3). 2. Retrospective application for the insertion of 2 new windows to the side elevation of the rear closet wing at basement and ground floor level, and internal alterations at basement level including the removal of a partition and installation of waterproofing to dwelling house (Class C3).					
Recommendation(s):		1. Grant planning permission. 2. Grant listed building consent.			
Application Type:		1. Householder Application 2. Listed Building consent			

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 received.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><u>Primrose Hill CAAC – Objection:</u> <i>“This is a Listed Building, and the windows should match the traditional form of the house, and be rectilinear in form. The circular ones proposed – and we understand, constructed without Listed Building consent – are alien and damaging to both the Listed Building and to the character and appearance of the conservation area. We do not object to the principle of adding windows in this location, it is their form to which we object.”</i></p> <p>Response: The location, small size, appropriate framing materials and circular form of the windows are not considered to detract from the appearance or special architectural or historic interest of the building, nor to harm the character or appearance of the conservation area.</p>					

Site Description

Grade II listed mid-terrace three-storey property with basement level, dating from 1862. In use as a single dwelling house. Forms a part of the Primrose Hill Conservation Area.

Relevant History

2004/5009/P & 2004/5010/L – **planning permission and listed building consent granted 07.02.2005** for Conversion from two flats into a single dwellinghouse; replacement of existing concrete tiles to roof with natural slate tiles and removal of rear conservatory at first floor level and the erection of railings around new flat roof in connection with its use as a terrace, and internal alterations.

2006/1852/P & 2006/1854/L – **planning permission and listed building consent granted 18/07/2006** for Alterations to windows and doors at basement and ground floor levels at rear of dwellinghouse, and internal alterations.

Relevant policies

LDF Core Strategy and Development Policies:

CS13 Tackling climate change through promoting higher environmental standards
CS14 Promoting high quality places and conserving our heritage
DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage

Assessment

Retrospective planning permission and listed building consent is sought for the retention of internal and external alterations to the building which were undertaken when implementing the 2006 consents.

Internally, the alterations are confined to basement level and comprise:

- removal of a non-original stud partition wall within the front room, which formed a small hallway;
- formation of a new supporting pier;
- formation of a new floor slab and installation of damp-proof membrane to the walls;
- relocation of the approved WC from the front room to the existing rear wing;
- formation of a new cupboard adjacent to the basement staircase.

The internal alterations have been viewed and are not considered to compromise the building's historic plan form at this level. No significant historic fabric has been removed, and the waterproofing methodology is considered acceptable.

Externally, the works are confined to the projecting rear closet wing extension, and comprise the installation of two small, round timber-framed casement windows to the side (west) elevation.

The position and scale of the two new windows are not considered to compromise the relationship between the closet wing and the main building; their small size ensures that they read as a small aperture within an otherwise solid element. The materials used and the circular form of the windows are not considered to detract from the appearance or architectural interest of the building, nor to harm the character or appearance of the conservation area.

The works raise no issues of neighbour amenity nor sustainability.

In summary, the works undertaken are considered to meet the relevant local and national policies (PPS5), and approval is therefore recommended.

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