

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		20/10/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		06/10/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Tina Garratt				2011/4331/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
20 Rosecroft Avenue London NW3 7QB				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details of sash windows, doors and facing materials required by condition 4 of listed building consent granted 21/03/2011 (ref: 2011/0410/L) for internal alterations involving reconfiguration of partition walls and external alterations including side roof extension, raising height of main roof by 25cm, installation of rooflights, replacement of windows and doors on front, rear, north side and south side elevations, basement excavation to form ground floor rear extension and sunken garden, relocating rear patio at first floor and associated re-landscaping to Coach House.							
<b>Recommendation(s):</b>		Grant listed building consent					
<b>Application Type:</b>		Approval of Details (Listed Building)					
<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>		A press notice was published on 15/09/2011 and a site notice displayed on 07/09/2011 for a period of 21 days.  No consultation responses were received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					

## Site Description

The application site is a two storey former coach house which is attached to a Grade II listed detached house by CHB Quennell (No 20) on the northeast side of Rosecroft Avenue in the Redington Frogna Conservation area. It was listed in 1999 along with No.17 to the west and No.18 to the south, which are also by Quennell. The house was built for Horace Regnart and built by Boddy & Chapman, dating from 1898. Typical of Quennell it is built in the Queen Anne style; it has a symmetrical frontage, is constructed of red brick with rubbed brick splayed window heads, keystones, a large stone central porch and deep moulded cornice and bracketed eaves. It is lit by 6 over 6 white painted sashes and dormers set within each of the roof slopes.

The principle house has been divided into flats. The Coach house is a self-contained unit with a garden space separated from the principle house by a hedge planting.

The coach house is set back from the principal house by 14.4m and is of red brick in a simple form. It has a flat roof although it is likely that it was originally a single storey building with a pitched roof. The original chimney which survives on the south side is substantial and the ornate parapet to this elevation suggests it was originally a substantially more ornate building more in keeping with the house. The original form and adornment of the Coach House has been significantly altered by incongruous additions including modern windows and a flat roofed porch to the main frontage.

## Relevant History

2011/0409/P – Alterations and extensions to Coach House (two storey side part of 20 Rosecroft Avenue) including side roof extension, raising height of main roof by 25cm, installation of rooflights, replacement of windows and doors on front, rear, north side and south side elevations, basement excavation to form ground floor rear extension and sunken garden, relocating rear patio at first floor and associated re-landscaping. Granted 31/01/2011.

2011/0410/L - Internal alterations involving reconfiguration of partition walls and external alterations including side roof extension, raising height of main roof by 25cm, installation of rooflights, replacement of windows and doors on front, rear, north side and south side elevations, basement excavation to form ground floor rear extension and sunken garden, relocating rear patio at first floor and associated re-landscaping to Coach House (two storey side part of 20 Rosecroft Avenue). Granted 2011/0410/L.

## Relevant policies

### LDF Core Strategy and Development Policies

- 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
- DP26 Managing the impact of development on occupiers and neighbours

PPS5: Planning for the Historic Environment (March 2010)

PPS5: Practice Guide (March 2010)

## Assessment

Condition 4 of application 2011/0410/L, granted 2011/0410/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 Council before the relevant part of the work is begun:*

- a) Plan, elevation and section drawings, including jambs, head and cill, of all new sash window and door openings at scale 1:10 to illustrate the positioning of the frames within the widow reveal.*
- b) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.*
- c) Samples of new facing materials including brick and stone samples to be provided on site and retained on site during the course of the works.*

All of the necessary drawings and samples have been submitted and all are acceptable in terms of the special interest of the listed building and its setting. The window drawings are annotated to show that white spacers shall be used and the glazing bars are proposed to match those on the principal house. All other materials are sensitive to the building and its setting.

Recommendation: Grant listed building consent

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