

Delegated Report		Analysis sheet		Expiry Date:	12/10/2011	
		N/A / attached		Consultation Expiry Date:	22/09/2011	
Officer			Application Number(s)			
Victoria Pound			2011/4130/L			
Application Address			Drawing Numbers			
19 GREVILLE PLACE LONDON NW6 5JE			See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Insertion of sliding doors at lower ground level to the rear of a single dwelling house (Class C3)						
Recommendation(s):		Grant listed building consent.				
Application Type:		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:	Pres and site notices displayed; no responses received.					
CAAC/Local groups* comments: *Please Specify	N/a – LBC only.					

Site Description

Grade II listed mid 19th Century four storey semi-detached house, constructed in yellow stock brick with stucco dressings, floor and cill bands. Within the St Johns Wood Conservation Area.

At the time of listing in 1974, nos. 17 and 19 were combined to form one building which was in use as a nursing home. Alterations in the early 1990s separated the buildings to recreate two individual dwelling houses, and associated works were undertaken including the removal of rear additions and a significant amount of rebuilding of the rear elevations. The buildings' original interiors in terms of their plan form and fabric were substantially altered prior to listing.

Relevant History

2011/0609/P & 2011/0613/L – Planning permission and listed building consent granted 27/04/2011 for *External alterations including repair to existing slates/windows and re-opening of side door and associated internal alterations to all floors to dwelling house.*

9370098 & 9370168 Planning permission and listed building consent granted 08/07/1993 for *The refurbishment and restoration of the two buildings as two residential dwellinghouses together with the demolition of the existing rear extension and rear fire escape and the erection of a low front boundary wall surmounted by railings.*

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage
DP25 Conserving Camden's heritage

Assessment

It is proposed to replace the existing glazed door and two sash windows to the rear elevation at lower ground level with three sliding glazed doors, the glazing supported in slender metal frames. The new doors will be positioned within the overall width and height of the reveal created by the existing openings, and within the existing depth of masonry reveal. Two narrow areas of non-original rendered masonry will be removed in order to accommodate the new doors.

The proposal will not involve the loss of any historic fabric as the fabric at this level dates from the 1990s. The main consideration therefore is the impact upon the building's appearance and character. The materials and finish at garden level are clearly modern. A significant amount of solid masonry will remain to each side of and immediately above the proposed doors in order to retain a feeling of solidity to the lower ground floor and to give the building a visual base, which is strengthened by the retention of the adjacent 1990s canted bay, which will be retained in its current form with its brick piers.

The works are proposed to be undertaken at the lower level of the building which is of lesser significance in terms of the traditional domestic hierarchy. The alteration will not result in the symmetry of the pair of buildings being compromised in views from the rear gardens, and the proposed use of slim metal frames will not result in a clumsy appearance.

In summary the alteration is not considered to be harmful to the significance of the listed building, which lies primarily in its relatively unaltered front and side elevations. The proposed alteration is therefore considered to comply with local and national policy (PPS5), and as such, approval is recommended.

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