

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	17/10/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>	22/09/2011	
<b>Officer</b>			<b>Application Number(s)</b>			
Tina Garratt			2011/3509/L			
<b>Application Address</b>			<b>Drawing Numbers</b>			
Quaker Meeting House 120 Heath Street London NW3 1DR			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>						
Underpinning, internal reconfiguration at lower ground floor level and modifications to rear elevation openings at lower ground floor level to Quaker Meeting House (D1).						
<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				
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		The CAAC made no objections to the proposals				

## Site Description

Hampstead Quaker Meeting House, 120 Heath Street, is located on the east side of Heath Street at the junction with Hampstead Square. It is set back from Heath Street and comprises of the original building, built in 1907 in an Arts and Crafts style, with a later (1960s) extension attached to the south side. It is 2 storeys high plus basement and is stucco clad except for the brick ground floor level to the ground floor side elevation. The building is Grade II listed and located within Hampstead Conservation Area.

## Relevant History

2008/5883/L - Alterations to front entrance comprising replacement of precast concrete with Yorkstone pavings; replacement of timber and iron railings with timber fencing; alterations to planter beds; erection of additional bike stand and relocation of the existing stands. Granted 04/02/2009

## 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

## Assessment

The applicants seek listed building consent to:

1. remodel the basement flat layout to form a 2 bedroom flat with larger living area and to allow all rooms to have access from a fire protected corridor with a separate external entrance door;
2. install a timber bin and bike store at basement level within the front garden area;
3. underpin the building which is suffering from extensive cracks within the rear corner of the flat.

### Internal reconfiguration

The basement was originally used as a meeting hall, with attached WC and kitchen facilities. In 1960/1 the building was extended with a 2 storey infill extension which provided a new side entrance and the interior was reconfigured to create a basement flat. In terms of current regulations, the existing layout of the flat is illegal in terms of fire regulations and means of escape. Accordingly, the proposals seek to reconfigure the basement to provide a separate external entrance and to improve the internal layout of the flat. The reconfiguration would also result in a smaller meeting room. The original partitions at basement level were erected when the side extension and flat was added in the 1960s and as a result the partitions and internal layout are of little architectural or historic interest. Although the size of the meeting room will be reduced, the original configuration of the basement has already been much altered. Therefore the removal of the partitions, the proposed reconfiguration and the fireproofing of the walls would not cause harm to the special interest of the listed building.

It is evident, however, that the original parquet floor survives at basement level and it appears that the 1960s partitions have been laid on top of the floor. There is no intention to remove any of the original flooring as part of the reconfiguration works. However, a planning condition shall be attached to any consent to ensure that the historic floor is protected and no more than is necessary for the underpinning works (see below) is removed.

The external metal Crittal window to be removed is unsightly and out of character with the Arts and Crafts tradition of using natural timber. The proposals seek to replace the window with a simple timber casement window which is more sympathetic in terms of materials. The existing entrance, which is of no historic or architectural merit, is to be replaced by 2 doors, providing separate access into the Meeting House and to the flat. The design of the doors will echo those of the original Meeting House and proposed louvers above the doors will improve the appearance of this entrance.

### Bin and Bike Store

The new bin and bike store will be located at basement level within the front yard area but will be barely visible from the public realm. It will be built from timber which will be sensitive to the setting of the listed building.

### Structural Works

There are severe cracks within the back room of the basement flat which demonstrate that structural underpinning is necessary. Whilst the works will require some of the parquet flooring to be removed, the works are necessary and as the original floor survives throughout the basement area, only a minimal amount of the entire historic floor will be affected. A condition shall be attached to ensure the historic flooring is carefully removed and replaced prior to the works commencing.

Recommendation: Grant listed building consent

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