

Delegated Report		Analysis sheet		Expiry Date:		23/12/2010	
		N/A / attached		Consultation Expiry Date:		02/12/2010	
Officer				Application Number(s)			
Rob Willis				2010/5806/P 2010/5650/L			
Application Address				Drawing Numbers			
3 Greville Place London NW6 5JP				See Decision Notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of existing glazed roof at the rear ground floor level of residential dwelling (Class C3).							
Recommendation(s):		Grant planning permission and listed building consent					
Application Type:		2010/5806/P: Full Planning Permission 2010/5650/L: Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received					
CAAC/Local groups* comments: *Please Specify		None received					

Site Description

The application site comprises a detached Grade II listed house which was built c.1819-25 with later additions to the rear. The building has been converted into flats. It is 2 storeys high plus a basement, has a stucco façade with plain cill banks and is characterised by a projecting stucco portico with round-arched entrance.

The site is located on the west side of Greville Place and is in the St Johns Wood Conservation Area.

Relevant History

3 Greville Place

2005/0461/P: Planning permission granted on 21-06-2005 for the continued use of the conversion of ground floor studio flat and 1-bedroom flat into one enlarged 1-bedroom flat, and proposed alterations to rear elevation to replace existing bay extension with new glazed bay.

2005/0462/L: Listed building consent granted on 21-06-2005 for the retention of internal and proposed external alterations and proposed replacement of existing bay extension with new glazed bay on rear elevation, in connection with conversion of ground floor studio flat and 1-bedroom flat into one enlarged 1-bedroom flat.

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Assessment

The applicant seeks planning permission and listed building consent for the replacement of an existing glazed roof. As the proposals do not involve the creation of any new views, the main issue to be considered is the impact of the proposals on the character and appearance of the listed building and conservation area.

The existing aluminium framed, single glazed roof would be replaced with a timber framed glazed roof with lead dressings to echo the existing in form, but with double glazing.

The roof in question measures approximately 2.5m x 2.5 metres, and covers a rear extension to the property, providing light to Flat C/H. The roof cannot be seen from the public realm, and is not visible from garden level due to its elevated position. Views to the roof from other properties are also very restricted due to the position of the roof behind other extensions to rear of property.

The replacement glazed roof would exactly match the form of the existing roof, whilst the use of a timber frame is considered to be more sensitive to the special interest of the listed building than the existing aluminium frame.

The proposals would enhance the character and appearance of the listed building, and would have a minimal impact on wider character and appearance of conservation area due to restricted views to the affected area.

Recommendation: grant planning permission and listed building consent.

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