

Delegated Report		Analysis sheet		Expiry Date:		27/07/2010	
		N/A / attached		Consultation Expiry Date:		30.6.10	
Officer				Application Number(s)			
Charles Thuaire				2010/2574/P, 2575/L			
Application Address				Drawing Numbers			
57 Flask Walk London NW3 1EY				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>P- External alterations including replacement of window with French doors and enlarged lightwell at rear, replaced landing door at rear, and installation of new relocated door under front staircase to existing dwelling house (Class C3).</p> <p>L- External and internal alterations including replacement of window with French doors and enlarged lightwell at rear, replaced landing door at rear, installation of new relocated door under front staircase to existing dwelling, and various new internal partitions, openings and joinery within all rooms</p>							
Recommendation(s):		Grant permission and LB consent					
Application Type:		Householder Application Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		1 neighbour has no comment					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC- no response					
Site Description							
Modest 2 storey plus basement terraced dwelling house within terrace of identical such houses built in 1811 by Thomas Gardnor on north side of Flask Walk. Listed Grade 2, although with very few original internal features; located within Hampstead conservation area.							
Relevant History							
Withdrawn 18.3.10 - 2010/0137/P and 2009/5229/L- Internal and external additions and alterations including excavation to create rear terrace and replacement of garden window with french doors, relocation of door in front light well to create new room under stairs, roof renewal and various works associated with internal and external refurbishment, to Grade II listed dwelling house (Class C3).							

Relevant policies

Replacement Unitary Development Plan 2006

SD6, B1,3,6,7

Camden Planning Guidance 2006

Hampstead Conservation Area Statement

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

CS15 - Protecting and improving open spaces & encouraging biodiversity

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

DP27 - basements and lightwells

Assessment

This application follows the withdrawal of previous planning and LB applications which were considered unacceptable in detailed historic building design and fabric terms. Discussions have since taken place with the Council and advice taken from another consultant regarding appropriate internal detailing.

The proposals are similar to before and consist of –

Externally- Install new timber door under front staircase landing to provide access to basement front room; replace rear basement windows by new timber french doors within longer opening and associated excavation to create a very small lightwell in rear garden; replace door at landing level by new timber door to give access to rear garden;

Internally- change kitchen in rear basement room to study; install new partition in front ground floor reception room to create proper hallway with double doors into new dining room; create new opening between this room and kitchen in back room (replacing old bathroom); subdividing 1st floor bedroom into 2 rooms, bedroom at front and bathroom at rear, with internal fitted cupboards. More detail has been provided showing correct fireplace, cornice, joinery etc detailing.

The revised items compared to the previous withdrawn scheme are as follows:

Basement

External door to front lightwell – appropriate revised design submitted with 4 panels and flush beading.

Doors in rear elevation – appropriate Regency design submitted with slender glazing bars.

Ground

A new opening is proposed for within the spine wall. This is relatively narrow and its plain finish is considered acceptable given the double doors from the hallway into the front room.

1st Floor

The plans have now been revised to accurately depict the layout to the rear room. This is considered acceptable.

Internal Detailing

Cornices – Suitable cornices have been specified for ground and 1st floor level, creating a sense of hierarchy within the building. Reference has been made to the replacement of the cornice which had been installed at basement level and a detailed section detail now provided which is acceptable in

listed building terms.

Fireplaces – The fireplace within the front ground floor room is considered acceptable, being mid 19th century in character – reading not as part of the Regency phase of the building but as a later addition. The fireplace within the basement had a surround that was entirely out of character with the building. This is to be replaced with a more suitable surround in keeping with the period.

Joinery – Suitable architraves, skirting and internal doors have been specified in line with advice from Charles Brooking and are considered suitable given the modest scale and status of the building.

The scheme is now considered to be acceptable in historic building terms.

In terms of external elevational alterations, the changed rear fenestration and new door at the front are acceptable as alterations to a listed building and do not harm the character and appearance of the conservation area. The new front door under the staircase is very similar in principle to many others that have been installed elsewhere along this terrace of identical houses in Flask Walk. There are no anticipated impacts on neighbour amenity.

Recommendation: Grant Planning Permission and Listed Building Consent

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613