

ROMNEY'S HOUSE, HAMPSTEAD

A SHORT REPORT TO EXPLAIN PROPOSED ALTERATIONS TO PROPOSED ALTERATIONS AND EXTENSIONS GRANTED PLANNING PERMISSION AND LISTED BUILDING CONSENT ON 21 JULY 2009 REFERENCE 2009/2026/L and 2009/2022/P

Donald Insall Associates Ltd
February 2010

1.0 INTRODUCTION

This report sets out proposed alterations to consented proposals of July 2009. It should be read in conjunction with the detailed Historic Building's Report on Romney's House dated March 2009, also by Donald Insall Associates Ltd. That report explains the historical and architectural background of the house and describes the consented proposals, assesses their impact on the built heritage and provides a justification of why they are acceptable.

2.0 THE REVISED PROPOSALS

The revised proposals are described on Paul and O Architects Ltd's drawings PL001A, PL011B, PL315C and PL316B. The drawings show the consented scheme with an additional basement level extension below the main body of the 18th century part of the house. The consented scheme would have a basement level extension. This proposal rather extends that to what might be considered to its fullest extent.

3.0 THE IMPLICATION OF THE PROPOSALS

There is a structural engineer's method statement attached as part of this application which explains how the proposed basement extension could be constructed without leading to any danger of collapse or other loss of historic fabric.

Otherwise, the proposed extension would not affect any structures of the listed building any further than the existing consented scheme.

4.0 JUSTIFICATION

The primary legislation, Planning Policy Guidance Note 15 (Planning in the Historic Environment) and local and regional planning policy is all predicated on the premise that alterations to the historic environment should protect or enhance listed buildings and conservation areas.

The proposals here would have no more impact on either the listed building or the conservation area than the currently consented scheme. If that was acceptable, then it would seem there is no reason why this should not be too.

5.0 CONCLUSION

The proposals to extend the basement area beyond the area currently consented would lead to no loss of historic fabric and would protect the listed building and the conservation area. It should, therefore, be acceptable.

Peter Riddington
10 February 2010