

Delegated Report		Analysis sheet		Expiry Date:		03/03/2010	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2009/4968/L			
Application Address				Drawing Numbers			
29 Mornington Crescent, London, NW1 7RE				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal refurbishment of existing bedsits on ground, first, second and third floor levels to HMO (Sui Generis)							
Recommendation(s):		Grant					
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:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application property forms part of a listed (grade II) terrace of houses dating from 1821-1832. The ground floor is stuccoed with two storeys above in stock brick. It is currently used on the upper floors as a HMO with the owner occupying the ground and first floor.

This building is within Camden Conservation Area.

Relevant History

Listed building consent was granted in 1976 for internal alterations in connection with the provision of basic amenities, means of escape and repair (HB1338).

Listed building consent was granted on 2/9/08 for internal alterations to third floor of a house in multiple occupation, including removal of spine wall to create one studio room and removal of partition wall to create bathroom and storage spaces (ref: 2008/2815/L).

Relevant policies

Adopted UDP 2006 Policy B6 – Listed Buildings

Assessment

This application has arisen from the requirement to upgrade the tenanted units to meet HMO standards following investigation by the council's Environmental Health team.

Many of the works are standard repairs and maintenance, the major changes/interventions are outlined below.

The main stair case compartment is to be upgraded to meet 30 minutes fire resistance and it is proposed to do this by applying intumescent paper to the hall-side walls. Such a proposal would have no greater impact than the application of wallpaper and as such it is not considered harmful to the special interest of the listed building. Doors onto this area will also be upgraded through the introduction of intumescent strips and cold seals which will have a negligible visual impact on the doors.

A number of interventions are proposed on the second floor to ensure the rooms meet the minimum size requirements (12 metre square). Originally the front part of the building was one room (as is evidenced by the cornice which still survives) but it has been subdivided through the introduction of a lobby and the division of the space into two rooms. Under these proposals the space would be somewhat restored more back to its original proportions with the front part now spanning the full width of the property and the new bathroom (which connects into the adjacent service stack) reading more as an insertion into the space rather than a subdivision. A small addition is required to the rear room to meet the requirement for the rear room to be 12 square metres. This has been designed to read as a small cupboard in this room but it necessitates a small amount of partitioning in the front room which as it has already been subdivided (and the works would be readily reversible) is on balance considered acceptable.

Secondary glazing is proposed for this level and for the third floor. On both of these levels the windows reveals are simple with no panels or shutters. The secondary glazing would match the arrangement of the external window and thus is considered acceptable.

Improved insulation is proposed to the internal side of the exterior walls (on second and third floors) in the form of insulated boards. Both levels have very simple ornamentation (no cornices) and the slight extra build up of the plaster will not adversely discernibly alter the proportions of the rooms. The simple square section skirting would be carefully removed and reinstated.

On the third floor the front room is to be made into a single space to make a habitable room. On a level of lesser importance it is not considered that the removal of the dividing wall is harmful. Although the ceiling is to be replaced to allow the installation of insulation in the roof it is actually a plasterboard replacement so no historic fabric is lost.

The proposed works leave the principle floors with their more impressive features untouched with alterations confined to areas of lesser significance. It is considered that they provide a balance between preserving the special interest of the listed building and upgrading the building to meet HMO standards and it is recommended that consent is granted.

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