

Delegated Report		Analysis sheet		Expiry Date:		25/12/2009	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2009/4796/L			
Application Address				Drawing Numbers			
Flat 5 26 Mornington Terrace London NW1 7RS				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Retrospective permission for alterations to internal layout of flat (Class C3).							
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 building is a one property in a terrace of 27 dating from the mid 19th century. Originally built as a house it consists of three storeys, basement and an attic. The building was subdivided into flats and the application concerns the 3rd floor (mansard level). It is grade II listed (1974) and lies within Camden Town Conservation Area.

Relevant History

Planning permission was granted on 4/3/64 for the conversion of the existing dwelling house into five self-contained units of residential accommodation (ref: TP4808/4477).

Relevant policies

Adopted UDP 2006 Policy B6 – Listed Buildings

Assessment

Works were undertaken to the mansard level flat in approximately 1999 to convert it into its current condition. Whilst planning records show the layout of the building at the time of conversion in 1964, there is no record of any works which may have taken place to this flat subsequently (and which may not have even needed consent if carried out prior to listing in 1974).

It is not clear as to the condition of the attic storey prior to the works commencing. Historically attic storeys were always of a much lesser status and were usually occupied by servants. Consequently they had few features of note. What features that did exist were usually very simple and lacked ornamentation.

The basic floor plan at this level is still somewhat evident with part of the spine wall, stair wall and chimney breast surviving, however the ceiling has been removed which exposes the underside of the roof and creates a small storage area at mezzanine level.

Given that this floor of the building is of lesser interest and it is unclear exactly how much fabric was removed during the works in 1999 it is considered on balance that the proposed works are acceptable and should be granted consent. This does not form a precedent for similar works on other buildings and is based on the particular circumstances of the case.

To satisfy building regulations a partition and lobby may need to be installed at the top of the stairs, however it is not clear what exactly the requirements of this may be and this can be dealt with by means of a condition.

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