

Delegated Report		Analysis sheet		Expiry Date:		21/12/2009	
		N/A		Consultation Expiry Date:		01/12/2009	
Officer				Application Number(s)			
Jennifer Walsh				2009/4679/P 2009/4690/L			
Application Address				Drawing Numbers			
4 The Mount Square London NW3 6SY				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>P-Alterations to existing dwelling house (Class C3) to include the installation of a door at first floor level opening onto the existing balcony, and new balustrade to balcony at first floor level.</p> <p>L-Internal and external alterations to existing dwelling house to include the installation of a door at first floor level opening onto the existing balcony, new balustrade to balcony at first floor level, replacement of 2nd floor window at rear, plus other internal alterations.</p>							
Recommendation(s):		Grant Planning Permission Approve Listed Building Consent					
Application Type:		Full Planning Permission Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed between 11/11/09 – 02/12/2009. No response has been received.					
CAAC/Local groups comments:		Hampstead CAAC – Had the following comments on the application: While they find the introduction of the door unfortunate, it appears to be not visible to any significant extent.					

Site Description

The application site is a grade II listed building dating from the late eighteenth/early nineteenth century. It has three storeys and a basement and is capped with a slated hipped roof. To the front of the site is a twentieth century Georgian doorcase and the railings are modern replacements. The site is located within the Hampstead Conservation Area.

Relevant History

2009/1995/P and 2009/1998/L: Additions and alterations to include evacuation within the envelope of the original building at lower ground floor level, the replacement of existing timber balustrades with metal balustrades, window alterations on east elevation and alterations to the existing metal balustrades to the front elevation to existing dwelling (class C3) **GRANTED 27/07/2009**

Relevant policies

Camden Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General Design Principles

B3 – Alterations and Extensions

B6 – Listed Buildings

B7 – Conservation Areas

Camden Planning Guidance 2006

Assessment

Proposal

This application seeks approval for the following internal and external alterations to the Listed Building:

- Install a new door to replace an existing window, to provide access to the existing roof terrace.
- Replacement of a small window with a larger window to the rear elevation of the property at second floor level.
- New rear handrail to match the previously consented scheme 2009/1995/P
- Reconfigure the WC and door at first floor level
- Internal alterations to existing wardrobes at second floor level

Design

The interior appears to have been heavily altered in the past although the basic plan of the stairs and central spine wall with chimney breasts survives. Otherwise there does not appear to be many original features such as doors, skirting, cornices or fireplaces.

At first floor level it is proposed to replace a sash window with a new glazed door to allow better access to the terrace. On the previous application this was initially proposed to be for the larger and more prominent main window to the rear room. This has now been changed to the smaller window which may not be original and is certainly less visible. Revisions have been received to show a door with the appearance of a sash window (4 panes over 4) with the addition of a timber panel below. This door would provide access onto the existing terrace. The detailed design of this proposal is therefore considered acceptable.

Internally the layout of the rear of the first floor is altered so that the access can be gained to the new door from the hall. Whilst the new bathroom does not have any worse impact than the existing layout there are concerns regarding to the access to the new external door. By removing the section of partition wall nearest the rear wall it harmfully alters the floor plan at this level. Therefore, instead of removing the section of wall in its entirety, revisions have been received to show that the wall is maintained and door size opening is made in it so that the original layout can be better perceived.

On the second floor the only internal change is the slight enlargement of the approved wardrobe. Whilst this slightly reduced the size of the rear room (compared to the approved scheme), it is not to an extent as to be objectionable.

The existing unsympathetic railings to the first floor terrace are to be replaced with metal balustrade and a design more appropriate with the property and this is considered to be an improvement, and will match those which are previously approved. The existing uninspiring timber structure which sits over the existing balcony is

to be removed.

The other alteration is the enlargement of the small second floor rear window. The new window is a single glazed sash window but lights the staircase which in terms of the hierarchy of the building was considered less important and the fenestration would reflect this. The window has been reduced in scale slightly to reflect the hierarchy of internal space.

Amenity

Although no response has been received from the neighbouring properties, there were some concerns in relation to the amenity of 8 The Mount in relation to the last application. The kitchen window of 8 The Mount Square is very close to the existing terrace (approx 1.9metres) away. However, as the terrace is already there and the proposal includes the removal of the timber steps up to the terrace, it is not considered that the impact on this window will be further damaging to neighbouring amenity.

Given the siting of the additions and alterations on the rear elevation, with no projection beyond existing building lines, the extension would create no significant impact upon neighbouring light, privacy or outlook and is therefore considered to be acceptable.

Recommendation: Grant Planning Permission and Listed Building Consent

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