

01 SEP 2009

**HS.811 REINSTATEMENT FROM  
TWO MAISONETTES TO SINGLE FAMILY DWELLING**

**CHATHAM HOUSE 90 HEATH STREET LONDON NW3**

**LIFETIME HOMES STANDARD STATEMENT**

The above Planning and Listed building application is restricted to Change of Use only for this Grade 2 Listed building, from the current two maisonettes to a single family dwelling as per its original 1861 design.

The Works to achieve this reinstatement are limited to removal of a small length of partition and a door which were added some time ago (believed to be post-1948) to provide internal subdivision. No external alterations are required or intended.

The application drawing, HS.811.12, the Planning Permission and listed building consent form, and the covering letter state clearly that the application relates to the change of use only and any internal alterations are to be the subject of a subsequent application.

A request has been received in connection with the above application for information as to how the proposals would meet the 'Lifetime Homes' standards *which are required for all new housing* (thus not applicable to this application) -- and which are also 'encouraged' for 'changes of use and conversions'. The request includes addressing the 16 points of the 'Lifetime Homes' standards and the plans are required to demonstrate how the requirements 1, 3, 5, 6 7, 10, 12, 14 and 15 have been achieved.

The request has to be read in conjunction with the following UDP and PPG15 criteria:-

**UDP and PPG15 references relevant to alterations to a listed building**

UDP Policy SD1C (Section 1 – Sustainable Development) states that  
'The Council will require ... changes of use and alterations where practicable and reasonable, to be designed to improve access and use for all.'

UDP Paragraph 2.55 (Section 2 – Housing) states that  
'Where listed buildings are being altered for the provision of access for people with disabilities, the Council will balance their needs with the interests of conservation and preservation (see policy B6 in section 3 – Built Environment). The listed nature of the building does not preclude the development of inclusive design solutions, and where possible access for all to, and within, listed buildings should be created.'

UDP Policy B6 (b) (Listed buildings) states that

'.... the Council will only grant listed building consent for:

- (b) alterations ... to a listed building where it considers this would not cause harm to the special interest of the building.'

UDP Paragraph 3.58 (Section 3 – Built Environment) states that

‘ ... matters which will be taken into consideration for alterations ... to a listed building are those set out in paragraphs 3.5, 3.12 – 3.15 and Annex C: Guidance on Alterations to Listed Buildings of PPG15.’

PPG15 Annex C, paragraph C.9 states that

‘Door and window openings establish the character of an elevation; they should not generally be altered in their proportions or details, especially where they are a conspicuous element of the design... Historic cill and lintel details should be retained.’

PPG15 Annex C, paragraph C58 states that

‘The plan of a building is one of its most important characteristics. Interior plans and individual features should be respected and left unaltered as far as possible.’

### Summary

Mindful of the need for a sensible approach and solution to achieve conformity with the UDP and PPG15 as far as possible, it is evident from UDP and PPG15 criteria that the extent of internal alterations works needs to be carefully considered in conjunction with the owners’ specific plan requirements.

As these are not yet fully known, the application is specifically limited to change of use from two maisonettes to reinstatement as a single family dwelling, Any alterations, and works to achieve maximum conformity with Lifetime Homes standards within the parameters of the UDP and PPG15, require liaison with the Council listed buildings officer and this conformity will best be served as subject of a separate application at the appropriate time.

It is suggested that the council’s criteria for consideration of accessibility standards in all housing applications can be safeguarded by a condition of consent reflecting this requirement, attached to approval to the change of use application.

31.08.09

HS.811/DDR/SEMJ