

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/03/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>		n/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Joanna Ecclestone				2009/0628/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1 123 Parkway London NW1 7PS				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Internal alterations to existing flat including the relocation of the kitchen and works to the bathroom and bedroom.							
<b>Recommendation(s):</b>		Grant listed building consent					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/a					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/a					

## Site Description

No 123 is one of an isolated terrace of three 4 storeys and basements houses, nos 119, 121 & 123, dating to the early C19, in yellow stock brick with rusticated stucco ground floors. They sit on the east side of the road between the railway cutting and Gloucester Gate Bridge and are the remnant of a longer terrace. They are listed at grade II and fall within the \*\*\*

## Relevant History

25/9/1980 – listed building consent granted to convert first floor into self contained flat

15/8/1998 – listed building consent granted to convert basement and ground floors into self contained maisonette

EN08/0739 – enforcement investigation into unauthorised insertion of bathroom into first floor front room

## Relevant policies

B6 – listed buildings

## Assessment

The first floor flat has historically been converted into a one bedroom flat with bathroom and kitchen located in the rear extension, one accessed through the other. Unauthorised works created a room in the corner of the front room housing a bathroom, which compromised the proportions of this room. This was considered unacceptable, and options to relocate the bathroom were discussed at pre-application stage.

Whilst the front room is well preserved spatially (apart from the unauthorised bathroom), and with a historic marble fireplace, cornice and window joinery, the rear spaces have been compromised by the insertion of a partition in the rear room to create a corridor, and loss of architectural features.

It was considered acceptable to locate kitchen units in this corner of the front room as this would preserve the spatial integrity of the space, albeit introducing a non traditional use into the room. It is, on balance, considered acceptable due to the improved accommodation it provides generally through the flat – with a more spacious bathroom proposed for the small rear extension space.

Services have already been inserted with a riser in the rear part of the building, routed to the front room in a suspended ceiling above the corridor, and waste via a narrow bore saniflow system being routed through the same void, through a duct running above the rear bedroom window, and through the rear wall to connect with an existing svp on the rear elevation. These service routes are proposed to be reused in the proposed scheme and are considered to be discrete, and have little harmful impact on the special interest of the listed building.

Whilst the existing partition in the rear room is not ideal, it is a result of the conversion that has taken place historically in this building, and the minor modifications to it are considered acceptable.

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