

Delegated Report		Analysis sheet		Expiry Date:		20/03/2009	
		N/A		Consultation Expiry Date:		10/03/2009	
Officer				Application Numbers			
John Sheehy				1. 2008/5954/P 2. 2009/0212/L			
Application Address				Drawing Numbers			
19 Jeffrey's Street London NW1 9PS				Refer to draft decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Conversion of two flats to a single dwelling house including works to windows (Class C3).							
Recommendations:		1. Grant Conditional Permission 2. Grant Listed Building Consent with Conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	5	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		Site notice displayed from 17 th February to 10 th March. No comments, objections or expressions of support received from neighbouring occupiers.					
CAAC/Local groups comments:		No comments received to date.					
Site Description							
The application site is located on the northern side of Jeffrey's Street. The building on the site is a 3-storey with basement terraced house and is part of the terrace nos. 11-33 Jeffreys Street (odd) which are all listed grade II. The houses in this terrace date from the early 19 th century. No. 19 is in yellow stock brick with stucco ground floors and first floor band. The site is located in Jeffreys Street Conservation Area.							

Relevant History

May 2007 Planning permission and listed building consent granted for replacement of existing pvc-u windows and doors at ground and lower ground floor level at front and rear with timber sash windows to self-contained flat (Class C3), refs. 2007/0999/P and 2007/1001/L.

Relevant policies

Camden Development Plan 2006

S1,S2 Sustainable Development
SD6 Amenity for occupiers and neighbours
B1 General design principles
B3 Alterations and extensions
B6 Listed Buildings
B7 Conservation Areas
H3 Protecting existing housing
H7 Lifetime homes and wheelchair housing

Camden Planning Guidance 2006

Assessment

Proposal: conversion of two flats to a single dwelling house and the replacement of windows at second floor level front and first floor level rear with traditional sash windows.

Assessment

The main issue for consideration in the assessment of this application is the impact on the special historic character of the grade II listed building and the character and appearance of the conservation area.

Impact on the character of the listed building and the conservation area

Internal works

The proposal would benefit the special interest of the building in that the subdivision of the stair compartment would be removed, the spine wall at first floor reinstated in full, and doors to rooms from the stair compartment reinstated. These alterations would be of benefit to the understanding of the original domestic layout.

At basement level it is proposed to remove much of the spine wall but nibs and a downstand will remain. Technical drawings have been provided regarding this aspect of the proposal and are considered acceptable.

External works

Replacement sash windows are proposed at second floor level front and first floor level rear, in place of modern sash windows. Details of traditional double hung single glazed sliding sashes have been submitted and are acceptable.

There is no objection to the removal of the metal staircase located in the front lightwell.

It is also proposed to replace the fanlight over front door to the original pattern; again, this is welcomed in restoring an original feature of the building and terrace.

The proposal is considered to be consistent with UDP policies B1, B3, B6 and B7.

Housing

Policy H3 states that the Council will resist proposals that would lead to a net loss of residential floorspace and states that it will not grant planning permission for a development that would involve the loss of two or more residential units.

Since the proposal does not involve the net loss of residential floorspace and would only involve the loss of one residential unit, it is consistent with policy H3.

The applicant has addressed lifetime homes, however as the building is listed it is not possible to meet all of the requirements. While the Council encourages schemes to achieve lifetime homes standards it cannot insist on this.

Amenity

There would be no loss of sunlight, daylight, outlook or privacy to neighbouring occupiers as a result of the proposal. The proposed development is therefore consistent with policy SD6.

Recommendation: Grant Conditional Permission; additional conditions to be attached to the Listed Building Consent.

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