

Delegated Report		Analysis sheet		Expiry Date:		07/11/2007	
		N/A / attached		Consultation Expiry Date:		24/10/07	
Officer				Application Number(s)			
Victoria Fowlis				2007/4552/L			
Application Address				Drawing Numbers			
18 Church Row London NW3 6UP				See decision letter			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Formation of an additional doorway between the front and back rooms at first floor level.							
Recommendation(s):		Refuse listed building consent					
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:		<p>English Heritage - letter dated 31.10.07 – advises that, “The current proposal, for which there is insufficient justification, will damage historic fabric identified as a special part of the building’s special interest and as such are not acceptable.”</p> <p>Site notice displayed – no comments received.</p>					
CAAC/Local groups* comments: *Please Specify		<p>Hampstead CAAC – No objection but comment that, “We have no objection but assume and hope that English Heritage will deal with directly and thoroughly.”</p>					

Site Description

Grade II* listed terrace house in the Hampstead Conservation Area, dating from c1717-20. The building is a fine example of an early Georgian townhouse. The interior is of great quality and survives broadly intact, with panelling throughout.

Relevant History

2006/5087/L – **listed building consent granted** - 22.12.06 for *Internal alterations to the single dwellinghouse, installation of two roof lights on rear elevation and modification to existing closet wing.*

Relevant policies

UDP 2006:

B6 – listed buildings.

Assessment

Listed building consent is sought for alterations at first floor level, in order to form a larger opening between the front and rear rooms at this level. This part of the proposal was omitted from the previous scheme (2006/5087/L) on English Heritage and officer advice at pre-application stage.

The front and rear rooms at this level retain complete, full-height timber panelling, with a single leaf interconnecting door. The suite of rooms represents a fine example of an early Georgian primary floor level. It is proposed to adapt the existing interconnecting door and adjacent panelling in order to provide a larger-width opening between the rooms, which can be fully opened, half open, or fully closed.

A section of the existing panelling would be removed, cut horizontally to match the existing door height, and cut vertically along the adjacent stile (on the front room side). The existing architrave would be relocated, with a new top section pieced in to match the existing. The new door would be hinged on the line of the former stile. The detailed design of the door is to match the existing panelling on the front room side.

The introduction of an additional door in this position is considered to be contentious in listed building terms due to the loss of original fabric and the detrimental effect that the wider opening would have on the special architectural and historic interest and character of this part of the building in terms of appreciating the building's original room volumes and decorative features therein, and the historic cellular floor plan and spatial arrangement.

The panels within the rear room do not take the same dimensions as those in the front due to the position of the corner fireplace, thus the additional door would result in an out of scale panel on this elevation, which would visually upset the room's proportions.

Large double door openings between rooms were particularly fashionable in the Regency period, and in some buildings later alterations were made in line with this trend. Indeed a number of the houses in Church Row have been subject to this alteration at ground and first floor level, with varying degrees of success. These buildings are much more modest in size than many later Georgian terraces, and the double door opening often appears out of scale in this context.

18 Church Row represents a very good and now very rare example of the original, early Georgian arrangement and to alter this set of rooms at first floor level would be to dilute something of its special

interest. Such an alteration is contrary to advice contained within PPG 15 and within the English Heritage publications *London Terrace Houses 1660 – 1860* and *Georgian Joinery 1660 – 1840*. PPG 15 states that some listed buildings may be “sensitive to even slight alterations; this is especially true of buildings with important interiors and fittings.”

Buildings of this type are often subject to change in order to allow for the needs of modern domestic arrangements. However, the existing situation will not preclude the use of the rooms together as there is already a single leaf opening in place. To this end it is not considered that the alteration is justifiable in terms of the long-term interests of the building and its particular historical significance, and as such the proposal is considered to conflict with the aims of national guidance, and the Council’s UDP policy B6.

Recommend refusal.