

Delegated Report		Analysis sheet		Expiry Date:		22/03/2007	
		N/A		Consultation Expiry Date:		02/03/2007	
Officer				Application Number(s)			
Paul Wood				2006/5646/P and 2006/5647/L			
Application Address				Drawing Numbers			
2nd And Attic Floor Flat 24 Belsize Crescent London NW3 5QU				See decision notices			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<u>Full Planning Permission</u> Enlargement of the existing dormer window on the rear roofslope and installation of a window in the side elevation in connection with the non-self contained second floor and attic level maisonette.							
<u>Listed Building Consent</u> Internal alterations in connection with the self-containment of the second floor and attic level maisonette, including the installation of an internal staircase plus enlargement of the existing dormer window on the rear roofslope and installation of a window in the side elevation.							
Recommendation(s):		Grant conditional planning permission Refuse listed building consent					
Application Type:		Full Planning Permission and Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	26	No. of responses	04	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 09/02/2007 to 02/03/2007. No objections have been received, however, four letters of support have been received in relation to the scheme.					
CAAC/Local groups comments:		<u>Belsize CAAC</u> : No objection raised in relation to the scheme.					
Site Description							
This Grade II listed semi-detached property dates from circa 1886 and was built by Harry B Measures for William Willett and Son. It is located at the apex of Belsize Crescent. The building is designed in the Queen Anne style and constructed of red and blue-grey bricks with rubbed brick dressings and string courses. The building stands three storeys tall, including a semi-basement, with dormers to the attic space. Internally the building has a fine original hall and open staircase. In addition to the Grade II, listing, the property also lies within the Belsize Park Conservation Area.							
Relevant History							
There is no relevant planning history.							

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Replacement UDP 2006

S1/S2 – Sustainable development

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B6 – Listed buildings

B7 – Conservation areas

Camden Planning Guidance 2006

Section 19 – Extensions, alterations and conservatories

Section 26 – Listed buildings

Belsize Conservation Area Statement

Assessment

Proposal: The application is for alterations to the 2nd and attic floors of the building which are currently occupied as a non self-contained maisonette, accessed via the communal staircase. Council tax records confirm that the second floor and attic have been valued as an independent unit for some time. Besides for the main communal staircase there is currently no vertical circulation within the maisonette. Consequently the application proposes internally the erection of a staircase to link the 2nd and attic floors, the installation of partitions to reconfigure the floor space at 2nd floor level, removal of internal plaster and externally, alterations to enlarge the rear facing dormer window and the installation of a window on the flank elevation.

Discussion: It is proposed to insert a new staircase between the 2nd floor and attic levels so as to create private vertical circulation within the maisonette. This would involve the creation of a large opening in the ceiling and modifications to partitioning at both floor levels. This would result in the loss of historic fabric and would significantly detract from the plan form and spatial quality of the interior of the building.

The 2nd floor of the building currently consists of four rooms arranged around the communal staircase which are considered to be in their original configuration. It is proposed to insert partitions into the two rear rooms at 2nd floor level so as to create lobbies, an en-suite bathroom and a utility/drying area. This degree of subdivision is considered unacceptable, creating a series of spaces that do not logically relate to the historic layout of the building.

Correspondence that accompanies the application indicates that the wall plaster at both levels within the building is to be removed so as to assess the condition of the building. Whilst it is acknowledge that there is evidence of water penetration and some structural cracking, this is far too invasive and not justified in listed building terms, resulting in the significant loss of original fabric.

There is currently a dormer window to the rear roof slope which does not appear to be original fabric. However, given that the main staircase continues up to the attic storey it is likely that the roof space would have originally been lit with dormer windows. As such, the existing dormer is likely to be a rebuild of an earlier dormer. It is proposed to widen the rear dormer and to insert two smaller sash windows rather than the existing single unit. This is considered acceptable. The proposed dormer is of a modest size and its horizontal alignment is not out of character with other similar buildings in the Queen Anne style. Furthermore, it would remain subordinate to the large roof slope within which it is located, as well as being aligned with the fenestration below. The alterations to the dormer window would not result in any loss of privacy to adjoining properties, nor would result in an undue increase in overshadowing or loss of sunlight/daylight to these surrounding properties.

It is proposed to insert a new window into the side elevation so as to light the proposed new bathroom to the rear. The side elevation of the building is asymmetrical and responds to the internal layout of the building. A new small window would sit comfortably within this overall appearance, provided that red dressings and a moulded cill to match other windows on this elevation were incorporated. The proposed waste pipe is also not considered contentious, provided that it is of painted cast iron.

Recommendation:

Full Planning Permission:

The proposal alterations to the rear dormer window and the installation of a new flank elevation window are considered to be respectful of the character and appearance of the listed building, preserve the character and appearance of the conservation area, and will be unobtrusive in the surrounds and in no way detrimental to the amenity of surrounding properties. The works are considered to have appropriate regard for relevant policies of the Replacement UDP (Policies S1, S2, SD1, SD6, B1, B3, B6 and B7) and are recommended for approval.

Listed Building Consent:

It is recommended that listed building consent be refused on the following grounds:

- 1) The proposed internal staircase, by virtue of its configuration, layout and siting would result in the loss of historic fabric and would undermine the spatial quality and plan form of the building to the detriment of its special architectural and historic interest.
- 2) The proposed internal partitions, by virtue of their siting, would detract from the spatial quality and plan form of the listed building to the detriment of its special architectural and historic interest.

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