

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	01/11/2006
		N/A		Consultation Expiry Date:	10/10/2006
Officer			Application Number(s)		
John Carter			1) 2006/3536/P 2) 2006/3537/L		
Application Address			Drawing Numbers		
3 St George's Terrace London NW1 8XH			See decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date
Proposal(s)					
1) Alterations to the front steps and railings to provide separate access to basement accommodation, extension of basement into rear garden, rebuilding of rear extension at first floor level, alterations to the rear elevation and replacement of the rear dormer window of the single-family dwelling house (Class C3). 2) Alterations to the front steps and railings to provide separate access to basement accommodation, extension of basement into rear garden, rebuilding of rear extension at first floor level, alterations to the rear elevation, replacement of the rear dormer window, and internal alterations to the single-family dwelling house (Class C3).					
Recommendation(s):		1) Grant Planning Permission 2) Grant Listed Building Consent			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	01	No. of objections	01
Summary of consultation responses:	No objections received					
CAAC/Local groups* *Please Specify	<p>Primrose Hill CAAC</p> <p>The proposed underground bedroom would be substandard in terms of living conditions – lack of natural light from the light well obscured by the access at ground floor level – and incompatible with the character of the Listed Building – it alters unacceptably the relationship of the original plan to the rear garden</p> <p><u>Officer's comments</u></p> <p><i>The proposed excavated area at basement level has been reduced in size and no longer contains a habitable room. It is not considered that the proposed excavated basement alters unacceptably the relationship of the original plan to the rear garden.</i></p> <p>It has been established on appeal in the CA, that nibs should be retained to demonstrate the form of the original</p> <p><u>Officer's comments</u></p> <p><i>The applicant has revised application to retain nibs.</i></p>					

Site Description

This Grade II listed building forms part of a terrace of 11 houses dating from c.1852. The building stands 4 storeys tall with a basement and is constructed of pale yellow stock brick with stucco dressings and channelled stucco to the ground floor. The attached cast iron railings with spearhead finials to the front light wells are referred to in the listing description.

Relevant History

None

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.

Replacement Unitary Development Plan 2006

- SD6 – Amenity of occupiers and neighbours
- B1 – General design principles
- B3 – Alterations and extensions
- B6 – Listed buildings
- B7 – Conservation areas

Supplementary Planning Guidance 2002

- 2.3 Basements
- 2.7 Alterations and extensions

The Primrose Hill Conservation Area Statement

PPG15 – Planning and the Historic Environment

Assessment

The applicant proposes the following alterations to the dwelling:

Basement level

A new door is proposed to the entrance of the basement flat, refurbishment of under pavement vaults, internal alterations to the layout of the basement associated with creating a partially self contained unit on the ground floor. Excavation of part of the rear garden to create two non-habitable rooms.

Ground floor

Changes to the steps and railings at the front of the dwelling to allow separate access to the basement. Changes to the internal setup to allow the creation of a new kitchen area and the conversion of the existing kitchen to a study. Including new rear doors from the study to the garden.

First Floor Level

Changes to the width of the doors between the living room and the new library, the rebuilding of the rear glazed element, rebuilding of the rear extension and changes to the stair landing. A new skylight is proposed on the roof of the reconstructed extension.

Second Floor Level

The removal of internal partitions and the conversion of an existing bedroom into a dressing area and bathroom.

Third Floor Level

The removal of internal partitions and the conversion of an existing bedroom into a bathroom.

Roof

Removal of existing rear dormer window and replacement with a new dormer window

Comment

Basement

The proposed changes to the basement level are considered to be acceptable. In particular the applicant has confirmed that the existing fire surround to the rear room is to be boxed in so as to protect it. The proposed partition will abut this boxing. It is also noted that a slot window is to be incorporated into the spine wall. This is a rather unusual intervention that is being used to light the otherwise totally internal kitchen. The proposal is not ideal but would be difficult to refuse within the wider context of the refurbishment of the building.

It is considered that an adequate standard of accommodation is to be offered in the development. The amended proposal has a reduced excavated area, which is not proposed to be used as habitable accommodation. It is not considered that the proposed excavated basement alters unacceptably the relationship of the original plan to the rear garden. The bridge structure at ground floor level has been removed from the proposal. This will ensure adequate natural light access to the relocated bedroom.

The accommodation will be connected by an internal staircase and is not considered to constitute a separate residential unit. An informative will be placed on this consent indicating that further consideration by the local authority would be required should the applicant wish the accommodation to operate as a separate residential dwelling.

Ground Floor

The 1875 OS map shows the same footprint for the rear addition as existing. The door in the rear elevation may be later than the original construction date of the building. The opening in the rear wall of the rear addition is to be retained, along with the partial shutter boxes that flank it. A new appropriately designed glazed door is to be inserted into this opening. This is considered an acceptable revision to the original proposal. The existing chimneybreast within the study is to be retained. Some changes are proposed to the materials used in the rear elevation. These changes are

considered to be acceptable.

The reinstatement of the front railings is acceptable 'in principle', however their detailed design would need to be dealt with by way of condition.

1st Floor

The opening from the half landing into the rear addition has been revised so as to present a more traditional appearance. This is not ideal as a single doorway would have been preferable. However, this minor proposal would be difficult to refuse within the context of the wider refurbishment of this rather dilapidated building and would not be visible from the public domain.

The rebuilding of the rear extension and associated additional bulk near the boundary with No.4 St Georges Terrace is considered to be acceptable. The design and materials of the extension is consistent with the design of the existing dwelling and the surrounding terrace. The rebuilt extension will be aligned with the ground floor element and consequently will be moved 0.8m closer to the boundary. It is not considered that the addition bulk near the boundary will result in any unreasonable adverse effects to the residential amenity of the adjoining property in particular the proposal would not result in any unreasonable loss of light, outlook or privacy to No. 4 St Georges Terrace.

2nd Floor

The proposed removal of the modern partitions to the front room are acceptable. The proposed doorway through the spine wall already exists and is locked shut. Its reinstatement is considered acceptable.

The proposed partitioning of the rear room is now acceptable, given that the revised plans show appropriate division and the chimneybreast is not to be compromised.

3rd Floor

There is no objection to the removal of the modern partitions to the top of the stairs, between the existing bathroom and study, and within the existing front bedroom.

Roof

The proposed changes to the roof are considered to be acceptable.

It is recommended that Planning Permission and Listed Building Consent be **granted**

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