

Delegated Report		Analysis sheet		Expiry Date:		04/09/2006	
		N/A / attached		Consultation Expiry Date:		19/07/06	
Officer				Application Number(s)			
Antonia Powell				2006/3180/L			
Application Address				Drawing Numbers			
12 Greenland Road London NW1 0AY				Listed Building Statement; Photographic Schedule; Photo sheets; 005 revC2; 006 revC2; 007 revC1; 100 revP2; 101 revP2; 200 revP2; 202 revP2.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Details of repairs and restoration of sash windows; details of single-glazed sash windows; details of curved form of the new partition pursuant to condition 3 (b,c,d) of the listed building consent dated 18/05/06 (2004/4233/L) for the demolition of the existing two-storey rear extension, the erection of a new three-storey stair enclosure to the rear elevation and other internal and external alterations in connection with change of use to Neighbourhood Police Centre (sui generis).							
Recommendation(s):		To Approve Details (Listed Building Consent)					
Application Type:		Approval of Details (Listed Building)					
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
Summary of consultation responses:		Site Notice – No responses received Press Notice – No responses received					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

Listed Grade II – Listing Description reads as follows:

Terraced house & former shop, now the Neighbourhood Advice Centre. Early C19. Yellow stock brick with stucco ground floor and plain stucco 1st floor band. Corner site. 3 storeys. 1 window and 2 windows on Carol Street return. Wooden double shopfront with entrance on corner having part-glazed C20 doors and fanlight. Projecting windows with large panes; boxed out entablature with projecting cornice. To left of shop window on Carol Street facade a segmental-arched sash. Upper floors with gauged brick flat arches to recessed sashes except C20 casements to Greenland Road facade. Parapet. INTERIOR: not inspected.

Relevant History

Discharge of Conditions relating to Listed Building Consent - Application No. 2004/4233/L

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 Policy B6

Assessment

This application for Discharge of Conditions relates to Condition No 3 of a Listed Building Consent granted for work to refurbish and alter this historic corner shop and residential upper part for use by the Metropolitan Police as a Community Police Facility.

This application relates specifically to the submission to, and approval in writing by the local planning authority of Condition 3 :-

b) Details of repairs and restoration to all existing sash windows at 1:20 scale

c) Details of replacement single-glazed, sliding sash windows in place of the existing casement windows to the Greenland Road elevation at 1:20 scale

d) Curved form of new partition at ground floor level where it projects in front of the shop window (not to be right-hand as shown in the submitted drawings).

Discharge of Condition 3. a) which requires details of parts of the original fabric to be reused in the construction of the new stair case to be submitted for approval has not been included.

Despite earlier comments and clear advice by two previous Conservation Officers much of the historic fabric has now been replaced – in particular the windows and joinery of the property. This application is retrospective as all the work has been carried out, including the replacement of the double hung sash windows and virtually all the window joinery of the shop front including all the fascia.

On the basis that the new use of this attractive building by the Police is of benefit to the wider community and that on balance the over all appearance of the building benefits the surrounding historic setting I do not object to these details of the windows.

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