

Delegated Report		Analysis sheet		Expiry Date:	12/06/2014
		N/A / attached		Consultation Expiry Date:	15/05/2014
Officer			Application Number(s)		
Victoria Pound			2014/2229/P 2014/2516/L		
Application Address			Drawing Numbers		
12 The Mount London NW3 6SZ			See decision letter.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>Replacement of the front flat roof with pitched roof, installation of 2 rooflights to front and rear roof slopes, and replacement 4 rear elevation windows with new double glazed timber sash windows.</p> <p>Replacement of the front flat roof with pitched roof, installation of 2 rooflights to front and rear roof slopes, replacement of 4 rear elevation windows with new double glazed timber sash windows, alteration to staircase panelling, and installation of new insulation to entire roof.</p>					
Recommendation(s):		Grant planning permission Grant listed building consent			
Application Type:		Householder Application Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Press and site notices displayed – no responses received.					
CAAC/Local groups* comments: *Please Specify	CAAC – Comment “We query the listing of this property.” Officer response: The building is statutorily listed at Grade II.					

Site Description

Grade II listed semi-detached house dating from the mid C18, in brown brick with C20 weatherboarding on the eastern elevation at first and second floor levels.

Within the Hampstead conservation area.

Relevant History

2013/4097/P & 2013/4165/L: LBC and PP granted 28/08/2013 for *Internal and external alterations in connection with the replacement of existing rooflight at rear ground floor level with new rooflight, replacement of existing ground floor windows to rear extension, replacement of timber weatherboard cladding to flank & rear walls, and addition of trellis/fencing to existing garden wall to dwelling house (Class C3), plus the removal of modern studwork and repair and re-exposure of historic panelling to internal walls, and alterations to internal layouts at ground and first floor levels.*

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS13 Tackling climate change through promoting higher environmental standards
CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Assessment

Internal and external alterations are proposed. The application follows on from and will be implemented in conjunction with previous approvals to strip out non-original fabric which was covering the original panelling, and minor internal and external alterations.

Exterior

Roof

It is proposed to make alterations to the roof, including installing new insulation, rooflights, and making an alteration to the roof profile. At present the existing roof profile comprises a hipped section running front to back, which covers half of the roof, and a half pitch, half flat roof section adjacent to this. The half pitch has modern casement windows within the southern upstand which allow access onto the flat roof via the attic, but does not give light to the upper floor. It is proposed to complete the half pitch section to form a duo pitch, covering the existing flat roof area. This will match the existing, relatively low, ridge height of both existing roof pitches and will not be readily visible from the front or side. It is likely in any event that the roof would have originally had a complete pitch in this position. It is proposed to be covered with clay tiles to match the existing, which is considered appropriate. The installation of new insulation is considered acceptable, as is the installation of new, small flush rooflights within the north and south pitches. The proposed roof works are considered to preserve the special interest of the building.

Windows

The four rear elevation windows which light the stair compartment and bathroom are modern, and in a variety of forms including plain and multi pane casements and part sashes, the opening arrangement and subdivision of which do not sit happily within the openings. It is proposed to replace these, taking detailed design cues from nearby Grade I listed Romney's House, which also has a partially weatherboarded exterior with a variety of small windows within the weatherboarded area. New sashes are proposed, which take a suitable subdivision. It is proposed to use a slimline double glazing system to these new windows. The principle of replacing the windows is considered to be acceptable as there will be no loss of historic fabric. The opening arrangement and proposed subdivision has been carefully considered and is thought appropriate. Given that the new windows will not be seeking to replicate the pattern of existing historic windows within the openings, and that they do not sit within the context of a consistent terrace elevation which would be visually interrupted by the introduction of an additional pane, the use of this slimline glazing system is considered to be acceptable in this case.

The external works are considered to preserve the character and appearance of the Hampstead CA, and are not considered to have a detrimental impact on neighbours' amenity.

Interior

Stair compartment

When the unauthorised plasterboard was removed, the stair compartment was revealed to be clad in horizontally boarded timber of various sizes. Further investigation of the paint finish has revealed the under layer to be an imitation grain finish from the mid C17, which dates the timber to be considerably older than the date of the house. It is surmised that it may have been salvaged from an earlier church building which was demolished around the time the house was built. Whilst the timberwork is sound,

the condition of the finish is very varied, with many layers of paint visible. In order to protect the historic timber and its finish in this highly trafficked area, and to create an even surface finish, it is proposed to overclad the boarding with dado height panelling to match that within the main rooms, and with plain boarding above. This will be supported at the top and bottom. Whilst the overcladding of historic panelling would not usually be considered appropriate, it is considered acceptable in this case in order that the historic fabric can be protected. The existing timber boarding has been recorded and the overcladding can be removed without causing harm. A historic paint analysis has been undertaken and the analysis document submitted, which provides details of the existing mixed finish.

Ground floor flooring

It is proposed to replace the C20 concrete floor with a breathable lime based floor slab, with insulation. This will not have a negative impact upon any historic fabric; indeed the breathability of the house will be improved and it will allow for better thermal performance.

In summary the proposed works are considered to preserve the special architectural and historic interest of the listed building, and the character and appearance of the conservation area. There will be no adverse amenity impact arising from the proposals, and thermal performance will be improved. The proposals are considered therefore to meet the relevant local and national policy and guidance requirements, and approval is recommended.