

Delegated Report		Analysis sheet		Expiry Date:		24/10/2014	
		N/A / attached		Consultation Expiry Date:		?????	
Officer				Application Number(s)			
Hannah Walker				2014/5313/L			
Application Address				Drawing Numbers			
6 Chamberlain Street London NW1 8XB				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details required by condition 4a (staircase details), 4b (windows), 4c (doors), 4d (servicing) and 4f (building control requirements) of listed building consent 2014/2590/L granted on 15/07/2014 for the internal and external alterations associated with the conversion to create single family dwelling house including two storey rear extension, dormer extension and alterations to fenestration.							
Recommendation(s):		Approve details					
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
				No. electronic	00		
Summary of consultation responses:		Site notice/press notice – no responses.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

This Grade II listed building forms part of a symmetrical terrace of 8 houses dating from the mid-19th century. The houses are of yellow stock brick with blue brick bands and stucco dressings. Slated roofs have overhanging bracketed eaves. The site is located in the Primrose Hill Conservation Area. This application is for general works of alteration and extension.

Relevant History

Planning permission (2014/2446/P) and Listed Building Consent (2014/2590/L) were **granted** on 15 July 2014 for “Conversion of existing building, containing 2 residential units (comprised of 1 x 2 and 1 x 3 bedroom flats) to single family dwelling house, erection of two storey lower ground floor rear extension including extension of rear light well, rear dormer infill extension including new roof lights, installation of gate and staircase to front light well, and alterations to fenestration.”

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework (NPPF) 2012
London Plan 2011

Camden LDF Core Strategy and Development Policies
CS14 Promoting high quality places and conserving our heritage
DP24: Securing high quality design
DP25: Conserving Camden’s Heritage

Assessment

This application is for the discharge of the following:

Condition 4a (staircase detail)

Details of the new balusters, handrail and newel post have been submitted. These match the original from the half landing above and will be made in appropriate softwood. This is considered acceptable.

Condition 4b (windows)

New windows are consented for the front basement lightwell, and at ground and 1st floor levels to the 20th century rear addition. The window to the front elevation is within the original envelope of the building and will be single glazed. The two windows in the later addition will have slimlite sealed units. The proposed mouldings and glazing bars are considered acceptable.

Details have been submitted of the joinery for the new conservatory infill. This is all acceptable.

Condition 4c (doors)

Where new doors are required these are all to be 4 panelled which is considered acceptable given the age and character of the building. Those at ground and 1st floor level will have mouldings to the panels whilst those elsewhere will have simple recessed panels. This appropriately respects the hierarchy of status within the building.

Condition 4d (servicing)

All new rainwater goods and pipework will consist of painted cast iron.

Any extract fans that are required will exit the building through traditional cast iron grilles.

At 3rd floor level, the boiler flue and mechanical extraction from the shower room will exit through the flat modern roof and will not be visible from ground level.

Condition 4f (building control requirements)

The only upgrading required is to the doors onto the staircase. Only two original doors survive within the building and these are located in the basement. The doors over the upper floors are to be replaced in line with the details submitted for condition 4c.

The proposed details will preserve the special interest of the listed building. Recommend approval.