

Delegated Report		Analysis sheet		Expiry Date:		10/11/2014	
		N/A / attached		Consultation Expiry Date:		13/10/2014	
Officer				Application Number(s)			
Eleanor Lakew				2014/5267/L			
Application Address				Drawing Numbers			
17-18 Harrington Square London NW1 2JJ				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Internal alterations to existing partitions in order to create an en-suite bathroom and the installation of new sanitary equipment.							
Recommendation(s):		Grant listed building consent					
Application Type:		Listed Building Consent					
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:		English Heritage – draft letter of authorisation received dated 29 th September granting flexible authorisation and a second letter received on the same date stating that the application has been referred to the National Planning Casework Unit.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

Constraints:

Grade II listed building Nos 15-24 (consecutive). Listed 11/01/99.

Site information (not relevant to the application)

Camden Town Conservation Area (designated 1/11/86). The CA is 134.38 hectares.

Site context:

Nos 17-18 are located within the Camden Town Conservation Area and to the east of Harrington Square Gardens which is a Public Open Space and a London Square.

List entry:

Terrace of 10 houses, forming east side of former square. 1842-48. Grey brick, No.19 reddened, No.21 painted, over stuccoed ground floor. Slate roofs. 4 storeys and basements, No.15 with attics, all 2 windows wide. No.15 terminates terrace, projects forward with wider main bay and entrance with Doric door surround in narrower bay to side. The other houses with projecting porches. No.17 now with window, the others with panelled doors, that to No.19 with raised and fielded panelling. Upper windows with small paned sashes, those to Nos 21 (wholly) and 16 (partly) replaced; first floor with casements opening on to projecting balconies with cast-iron railings of crossed spear pattern set in round-arched rendered surrounds, all save Nos 19 and 22 with rosettes in spandrels. Ground floor with 4-light sashes under cambered heads. Heavy stuccoed cornice over second floor. Rendered parapet to Nos 15-21 and No.24; that to Nos 23 and 24 renewed in machicolated brick. INTERIORS not inspected. SUBSIDIARY FEATURES: railings with spearhead finials to all areas.

Nos 17-18 form part of a terrace of ten Grade II listed houses. The railings are also listed. The terrace forms the east side of former square. The properties were built between 1842-48 and were part of the Bedford Estate. The terrace is of pale yellow brick discoloured to grey with a stuccoed ground floor. The roofs are of slate. The properties are 4 storeys with basements, No.15 with attics, and all properties are 2 windows wide. No.15 terminates the terrace and projects forward. Both the properties are owned by Camden Council and are subdivided into 6 residential units, Flats A to F. The application concerns the second floor Flat E.

Relevant History

There is no other application associated with the address or under the individual street numbers Nos 17-18. The Heritage Statement surmises that the WC and the wall which are the subject of the application were inserted in the late 1960's.

Relevant policies

National and Regional Policy

National Planning Policy Framework (March 2012)

London Plan (2011)

LDF Core Strategy and Development Policies

Core Strategy

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP25 Conserving Camden's heritage

Guidance:

English Heritage publication 'London terrace houses 1660-1860; A guide to alterations and extensions'. This sets out English Heritage's views on London terrace houses and is concerned largely with C18 & C19 examples. However similar principles can be applied to cellular domestic buildings of all periods, including many unlisted terraces and mews.

Camden Planning Guidance 2011/2013:

Assessment

1 Proposal

1.1 There was a pre-application (ref CA|2012\ENQ\06908). The Heritage Statement notes that pre-application discussions with a planning consultant 'have been positive' and goes on: 'The scheme seeks to expand the second bedroom so that it can be enjoyed as a double with an ensuite. The work solely involves altering a more recently added internal partition.'

1.2 The applicant proposes internal alterations on the second floor in Flat E to the existing partitions in order to create an en-suite bathroom and the installation of new sanitary equipment. The proposal would mean the demolition of just over half of the existing partition which runs the depth of the existing room. There would be no impact or intervention on the external envelope of the listed building.

1.3 The existing layout has a WC with a toilet. This room has a door entrance. At right angles to this there is a doorway between the annexe and the bedroom. The doorway is formed in the partition which runs along the entire depth of the bedroom. The proposal would remove just over half of the length of the partition (stud wall) and re-use the same door for the opening into the ensuite. There would be a shower unit and a wash hand basin. The applicant also proposes a new toilet in the existing bathroom. The works would not cause any further detriment to the plan form of the property and marginally improves the original bedroom plan by a partial re-opening out of the subject room defined as Bedroom 2 in the plans. The partition proposed to be removed is of no merit and has no significance.

2 Heritage

2.1 The NPPF states in part 12 under s 128 that the level of detail required in an application should be no more than is sufficient to understand the potential impact of the proposal on the significance of the asset. Under s 132 the emphasis is on the conservation of the asset and the impact on its significance. The proposal submission has provided ample information to assess the impact and there would be no loss or harm to the significance of the property by the proposed internal alterations.

3 Recommendation

3.1 Grant Listed Building Consent