

Delegated Report		Analysis sheet		Expiry Date:		30/10/2014	
		N/A / attached		Consultation Expiry Date:		23/10/14	
Officer				Application Number(s)			
Nick Baxter				2014/6028/L			
Application Address				Drawing Numbers			
Maria Montessori Training Organisation 26 Lyndhurst Gardens London NW3 5NW				Photos 2813, 2816, 2817 and 2819			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of condition 3 (facing materials) granted under reference 2013/3955/L dated 22/08/13.							
Recommendation(s):		Grant approval of 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:		Ham & High 2/10/14-23/10/14, site notice 1/10/14-22/10/14, no comments					
CAAC/Local groups* comments: *Please Specify		Fitzjohns/Netherhall CAAC was consulted. No reply was received.					

Site Description

The site is a grade-II-listed red-brick detached house of 1886 by Harry Measures. The proposal affects a 20th-century coach house, detached from the main building, which is being converted into a teaching space and extended to the rear in a modern idiom.

Relevant History

NA

Relevant policies

LDF Core Strategy and Development Policies

DP24 (Securing High-Quality Design)

DP25 (Conserving Camden's Heritage)

CS14 (Promoting High-Quality Places and Conserving our Heritage)

NPPF

Assessment

The structure is mostly made up of wooden shuttering. The applicant displayed planks of timber which appeared to be of high quality. He explained that they would weather to a muted grey over time. Also visible were parapet walls of good-quality London stock brickwork, which appeared appropriate to the surroundings, and high-quality rolled-seam leadwork on the roof. Finally, a plain grey powder-coated metal window frame was viewed.

Although the house itself is red brick, given that the new structure is not directly connected to the historic house and that it abuts a modern housing development in dark brown brickwork, it is felt that the brickwork, along with the rest of the materials, is appropriate and will not harm the special interest of the listed building.