

Planning Statement

Retrospective Listed Building consent application

Existing Internal Alterations to

Flat 9 Hampstead Gates, 38 Ryland Road,

London, NW5 3EH

July 2015

Application information

Listed building consent was recently granted for the extension of an existing WC to create a second shower room (2014/6204/L). During the renovation process over the last few months, it was decided to erect a partition in the living room to create a second bedroom. This is a retrospective Listed Building Consent Application to regularise this partition.

The building was converted to flats in the early 2000s and there were almost no original features in the flat, as was apparent to case officer Nick Baxter, who made a site visit in relation to our previous application (2014/6204/L). It is therefore felt that this partition has no impact on the heritage of the building.

Below is a picture of the new partition from the living room side. A shelving unit has been fixed to it.



Heritage Statement

The site is located on the corner of Prince of Wales Road, Perren Street and Ryland Road. Originally built as a school in 1849, it was last known as Sir Richard Chichester Catholic School. It was converted to residential use following grant of planning permission and listed, building consents in 2002.

The buildings are Grade II listed with the following description: "School. Block fronting Prince of Wales Road built 1849. Architect Thomas Henry Wyatt and David Brandon, built as 'Aged Governesses Asylum'. Altered and enlarged 1877-9 for Camden School for Girls, by EC Robins. Ragstone with slate roofs. 2 storeys, 3 gabled bays. 2-storey bay window on central bay, with small gargoyles at the angles, at cornice level. INTERIORS not inspected. SUBSIDIARY FEATURES: gates and railings: both pairs of double gates have come from elsewhere. Gates in 1700-25 style and influenced style of railings. Wrought-iron. Right hand gate segmental-arched with scrolled overthrow including initials "GI"; openwork box piers surmounted by scrollwork and finials. Double gates to left with delicate scrollwork overthrow and openwork box piers surmounted by complex scrollwork and finials. Railings with urn finials and alternate rails with double curved motif taken from the gates."