

Delegated Report		Analysis sheet: N/A	Expiry Date: 01/01/02
			Cons. Expire: 14/12/01
Officer Kirsty Car michael		Application Number PWX0103939 WOX0103940	
Application Address 3A Greville Place London NW6 5JP		Drawing Numbers 193/01-02 ^(both) (Rev B) SK01-3	
PO 3/4 LAB	Area Team Signature	C&UD	Authorised Officer Signature
Proposal			
External alterations comprising the alterations ^{to} of two existing windows on the southwest elevation, the insertion of 2 new windows on the northwest elevation and the alteration of an existing window on the northeast elevation			
Recommendation: Approve			
Code:	FPC and EBG VACC		

LONDON BOROUGH OF CAMDEN
TO
12 DEC 2001
RECOMMENDATION AGREED
ON BEHALF OF THE COUNCIL

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Conditions	<ul style="list-style-type: none"> (i) All new external work to the building shall be carried out in materials that resemble the colour and texture those of the existing building (CD03). (ii) The proposed new exterior doors shall be jib doors to the interior side and shall be painted in a dark colour to the exterior side (iii) The proposed windows in the rear/gable elevation shall have cut brick arches to match those existing at the property (iv) The proposed timber slats shall have a dark painted timber finish
Reasons:	(i-iv) To safeguard the appearance of the building and the character of the St John's Wood Conservation Area in accordance with the requirements of policies EN1, and EN31 ^{and EN38} of the London Borough of Camden Unitary Development Plan 2000 (DD01)

Informatives: N/a

Consultations

Adjoining Occupiers:	No. notified	10	No. of responses	00	No. of objections	00
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CAAC/Local groups comments:
No comments received

Summary of consultation responses:
No comments received

Description

Grade II listed building within the St John's Wood Conservation Area. No. 3A occupies what was originally a late 19th Century house. The extension is a former studio of a distinguished turn of the century artist Sir Frank Dicksee. The studio has now been converted into a dwelling with the installation of a mezzanine floor.

Relevant History

An appeal was dismissed in September 2000 for works to the building. The Inspector considered it was important to retain the high airy volume of the studio space and enclosure to the inglenook room. The main concern with the appeal was the proposed works to the inglenook room and chimney breast arrangement. In November 2001 an application was refused for the insertion of two new fully glazed windows to the northwest elevation of the inglenook room to either side of the chimney stack. It was deemed that these windows had a harmful impact upon the character and of the Inglenook room by significantly increasing the levels of light entering the space.

Relevant policies

- EN21
- EN31
- EN38
- EN19

Assessment

Claire Brady the assigned conservation and design officer made a site assessment prior the submission of the proposal to look at possibilities for providing access to the rear garden from the inglenook area and views to the rear garden space from the inglenook. This current scheme is a result of these negotiations.

The proposal comprises of external alterations comprising the alterations of two existing windows on the southwest elevation, the insertion of 2 new windows on the northwest elevation and the alteration of an existing window on the northeast elevation

The main consideration in assessing this proposal is the impact the alterations will have on the listed building, the surrounding conservation area and the impact on amenity.

Design Impact

At present there are two small windows to the side of the inglenook. These will be replaced with solid timber doors to act as jib doors to the interior (i.e detailed to match the interior surfaces in order to reduce their visibility). It is considered that as these windows may not be original their loss is unlikely to harm the character of the listed building. In order to balance the need for light yet retain the sense of enclosure of the inglenook The proposed two new small windows to the rear wall either side of the chimney stack and above the existing dado rail will have timber slats inserted into the exterior window recess. This will reduce the amount of and also help maintain some of the appearance of the solidity to the rear elevation. The lowering of the existing side window is considered acceptable in design terms.

Amenity Impact

The alterations to the existing fenestration and proposed windows are such a distance away they will have no impact on the amenity of adjacent properties

The proposal will not harm the character or appearance of the St John's Conservation Area.

Therefore it is recommended that both planning consent and listed building consent be granted subject to conditions.