

# LISTED BUILDINGS FORMAL OBSERVATIONS



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**Address:** 3A Greville Place, London, NW6

**Description:** External alterations comprising the alteration of 2 existing windows on the southwest elevation, the insertion of 2 new windows on the northwest elevation, and alteration of an existing window on the northeast elevation.

**Application No:** PWX0103939 and LWX0103940

**Drawing Nos:** 193/SK01, 01 Rev B02, 02 Rev B, 03

**Date:** 28<sup>th</sup> November 2001

**DC Case Officer:**  
Kirsty Carmichael

**C&UD Case Officer:**  
Claire Brady

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**GRANT/REFUSE**      **Approve Listed Building Consent**

## FORMAL OBSERVATIONS

Grade II listed building within the St. John's Wood CA. No. 3A occupies what was originally a late 19<sup>th</sup> C extension to an early 19<sup>th</sup> C house. The extension is a former studio of a distinguished turn-of-the-century artist, Sir Frank Dicksee. The area became associated with artists at that time and a number of studios were built through the district. This studio has now been converted into a dwelling with the installation of a mezzanine floor.

An appeal was dismissed in September 2000 for works to the building. The inspector considered there to be a sharp and deliberate contrast between the high, airy volume of the studio space and the almost cave-like inglenook room. This contrast and the sense of enclosure to the inglenook room were some of the most important defining characteristics of the interior space. Externally the room has a massive brick form, which is windowless to the northwest elevation, in contrast with the more open glazed northeast wall of the studio. This provides a clear indication of the internal characteristics of the property.

The main concern with that appeal was the proposed works to the inglenook room and chimney breast arrangement. The applicants proposed to removed the chimney breast and install a run of windows to the north elevation of the inglenook room and further enlarge the existing windows to the side elevations of that room.

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 of the inglenook room by significantly increasing the levels of light entering the space. The room would therefore lose its enclosed and intimate character internally, whilst externally, the solidity of the northwest wall will be undermined. The use of large sheets of glazing to the proposed windows is also

contrary to the character of the fenestration of the studio, which is defined with glazing bars and/or mullions enclosing modest panes of glass.

Prior to the submission of the current application, I visited this site to look at the possibilities for providing access to the rear garden space from the inglenook area and views to the rear garden space from the inglenook – which the owners of the property very much desired. This current scheme is as a result of these negotiations. At present, there are two small windows to the side of the inglenook. These are proposed to 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). In my opinion, these windows may not be original and their loss is unlikely to harm the character of the listed building.

In order to provide light and views to the inglenook, it is proposed to insert two new small windows to the rear wall, to either side of the chimney stack and above the existing dado rail. Light levels are to be reduced by the insertion of timber slats to the exterior window recess. These are also designed to maintain some of the appearance of solidity to the rear elevation.

The lowering of the existing side window is acceptable.

Overall, recommend conditional approval. Relevant policies: EN21 (alterations to existing buildings), EN31 (CAs), EN38 (preservation of listed buildings)

1. CL03 (materials to match existing)
2. 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
3. The proposed windows in the rear/gable elevation shall have cut brick arches to match those existing at the property
4. The proposed timber slats shall have a dark painted finish

Signed \_\_\_\_\_ CB \_\_\_\_\_

Date 3/12/01

Approved \_\_\_\_\_

Date 3/2/01