

Dear Tony,

**RE: 24 CHURCH ROW, HAMPSTEAD**

Thank you for submitting a pre-planning application enquiry for the above property and for meeting with me on site on the 19 April to discuss the proposals. I hope you will find the below comments useful in determining your approach to the eventual application(s).

Proposal

Replacement of non-original windows to the rear elevation, installation of a kitchen within the existing dining room at ground floor level, renewal of internal services and other minor internal and external repairs and alterations.

Drawings and documents received

- Cover Letter
- Pre-application Heritage Assessment produced by Turley Heritage
- Electrical Plumbing Letter & Plan provided by Cu-tec Building Services Design
- Structural Statement provided by Jenking & Potter
- Photo Sheets
- Location Plan
- Proposed Plans (1164/PL101-103)
- Proposed Elevations (1164/PL104)
- Proposed Sections (1164/PL105-106)
- Proposed Demolition Plans (1164/PL201-203)
- Proposed Demolition Elevations (1164/PL204)
- Proposed Demolition Section (1164/PL205)
- Details of Proposed Bookcase for Drawing Room
- Details of Kitchen Fitting for East Wall

Site description

The application site relates to a single-family dwelling house of three storeys with attic and basement. The property is a Grade II\* listed building, which forms part of a terrace of listed buildings on the south side of Church Row most of which are of a similar date and character. The site falls within the Hampstead Conservation Area.

The building dates from c.1720, and was later re-faced in the late 19th century by the builder C.B. King. With the exception of the opened up entrance hall, the domestic plan-form of two rooms per floor is well preserved, as is much of the historic fabric, including 18th and 19th century panelling and other decorative features. There is also a shallow later closet wing to the rear of the property. The building is of historic interest as the home of the Victorian architect, G.F. Bodley.

Relevant planning history

- 24 Church Row (application site): **2003/1648/L** – Listed building consent for the insertion of steel ties in front wall to secure bulging brickwork of front elevation. Granted on 29 October 2003.

- 21 Church Row: **2009/3369/L** - Installation of services associated with new ground floor front kitchen, and variation of permission (2007/1090/L) for cast iron airbrick on front elevation, relocation to lightwell, in dwellinghouse (Class C3)

### Relevant policies

#### **NPPF (2012)**

Chapter 7 Requiring good design (paragraphs 56-61, 66)

Chapter 12 Conserving and enhancing the historic environment (paragraphs 128-134, 138)

#### **London Plan (2016)**

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

#### **LDF Core Strategy and Development Policies (2010)**

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

#### **Supplementary Planning Guidance**

CPG1 Design (2015)

Hampstead Conservation Area Statement (2010)

### Assessment of proposals

#### *External changes:*

##### **Replacement of metal windows to rear elevation**

The proposed replacements of metal casement windows at basement level with traditional single glazing timber sash windows and metal sliding window at third floor level with a timber casement window are welcomed and will replace existing features that detract from the building's special interest. Plan, elevation and section drawings of the proposed window units at a scale of 1:10 with typical glazing bar details at 1:1 will be required to be submitted either as part of a full application or through the discharging of conditions.

##### **Roof repairs**

The proposed like-for-like replacement of the lead valley gutter and proposed new lead lined bay gutter is welcomed and supported.

##### **Repairs to Windsor lantern**

The proposed repairs to the lantern to bring it back into working order are welcomed and supported.

#### *Internal changes:*

### **Renewal and installation of internal services**

There is no in principal objection to the renewal of electrical and plumbing services through the property and to the relocation of the boiler to the third floor. Special care and attention should be paid to minimising intervention to historic fabric.

Details of any necessary interventions to and the relationship of proposed new radiators to historic fabric, including floorboards, panelling, skirting and cornices, will be required to be submitted either as part of a full application or through the discharging of conditions, including plan, elevation and section drawings at a minimum scale of 1:20.

All historic floorboards should be retained in situ. Where required to be temporality lifted to renew or install services they should be gently lifted without the use of mechanical tools and not cut or trimmed.

### **Internal alterations at basement level**

There is no objection to the replacement of modern kitchen fittings and renewal of bathroom fittings. The proposed re-opening of the fireplace in the front room is welcomed.

Within the rear room, the jib door within the rear room is shown as being removed on the demolition plans; this should be amended following confirmation on site that this feature will be retained.

There is no objection in principle to the erection of lightweight partition walls within the lower ground floor front room and installation of an en-suite bathroom. However the need and justification for the proposed new opening within the spine wall is questioned, as access to the front room could easily be achieved through the creation of an opening within the new partition wall, which would limit the loss of historic fabric.

As discussed on site, preference is given to retaining extent of existing cupboard (presumed to be late Victorian joinery) and creating a new hallway within the existing space. This should be amended on the proposed demolition plans and floor plans.

The proposed retention and repairs to stone flooring is welcomed.

### **Proposed kitchen in ground floor rear room**

There is a precedent for the installation of kitchens at ground floor level within Church Row. As noted in the 'relevant planning history' section above, the installation of a kitchen within a dining room at ground floor level was approved at no.21 Church Row on 30-09-2009 (2009/3369/L). However it should be noted that no.21 had been subject to a significant alteration to the ground floor plan-form with the relocation of the spine wall between the front and rear parlours.

The dining room at no.24 is a well-preserved principle room and is of a high level of architectural significance. There are concerns about the potential harm caused to fabric as a result of the requirements for services and extraction associated with the proposed kitchen units, and the degree of reversibility.

The proposed kitchen installation will need to clearly demonstrate through detailed elevation, plan and section drawings, how the necessary interventions would be implemented without causing harm to the building's fabric and that the changes would be reversible in the event of a change in future user requirements. The removal of the strip heaters running around skirting is welcomed.

#### **Removal of modern fitted cupboards and fittings to the first floor**

There is no objection to the removal of modern fitted cupboards; historic dado rails and skirting have been preserved. All new shelving units should be spaced away from dado rails to ensure they are reversible changes.

#### **Refitting of bathrooms on the second and third floors**

There is no objection to the renewal of bathroom sanitary-ware at second and third floors.

#### **Alterations to fitted cupboards and re-instatement of a door at second floor level**

There is no objection to the removal of the triangular cupboard, which was presumably installed to conceal pipework to the bathroom that can be seen inside. Historic panelling and dado rails can be seen within the cupboard.

There is also no objection to the proposed reinstatement of the bathroom door. Plan, elevation and section drawings of the proposed new door at a scale of 1:10 with typical glazing bar details at 1:1 will be required to be submitted either as part of a full application or through the discharging of conditions.

#### **Refitting of the kitchen on the third floor**

There is no objection to this proposed change.

#### Listed building consent / planning application information

I am satisfied that the level of detail submitted, subject to the addition of a Design and Access Statement, a Heritage Impact Assessment within the Heritage Statement, and further minor details outlined above, would be sufficient for a valid application.

Please note that in addition to the required listed building consent for the changes detailed in this pre-application submission, planning permission will be required for all external changes, notably the proposed replacement windows to the rear elevation at lower ground and third floor levels. Please see [supporting information for planning applications](#) on the Camden website.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would usually notify neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members

Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

**Please note that this email represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.**

If you have any queries please do not hesitate to contact me directly.

Thank you for using Camden's pre-application advice.

Best wishes,

Sarah

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