

Delegated Report		Analysis sheet	Expiry Date:	03/10/2016
		N/A / attached	Consultation Expiry Date:	NA
Officer			Application Number(s)	
Rachael Parry			2016/4376/L	
Application Address			Drawing Numbers	
3rd Floor Flat 30 Hampstead High Street London NW3 1QA			EX-01 Third Floor Flat Plan/Section AA & BB EX-02 Existing Section CC PA-01 Proposed Third Floor Flat Plans Section AA & DD PA-02 Proposed Section BB & CC HH030.E.05 Location Plan Heritage Impact Statement by Hedley Clark	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Internal alterations to remove part of the modern ceiling within the living area				
Recommendation(s):		Refuse		
Application Type:		Listed Building Consent		

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:	NA					
CAAC/Local groups* comments: *Please Specify	NA					

Site Description

The building is a grade-II-listed 19th-century terraced house, constructed of yellow stock brick under a tiled mansard roof with 3 dormers. It is of three storeys with an attic and sits within the Hampstead Conservation Area. The application site is the flat which sits at the 3rd floor at attic level.

Relevant History

TP82857/8276 Alterations in connection with the conversion of the third floor flat at no.30 in to a self-contained flat – approved 03.08.1961

EN06/0318 Internal building/refurbishment works

2006/2795/L Internal alterations to top floor flat including insertion of double doors between lounge and kitchen and new doors to bathroom – approved 08.09.06

2007/0685/L Installation of rooflight and internal alterations to the existing top floor flat (retrospective) Refused and Warning of Enforcement 29.10.16

2007/1968/P Installation of rooflight in connection with top floor flat – approved 13.06.16

EN10/1032 Unauthorised works of alteration to top floor flat (removal of ceiling to the front room; removal of a slim two panel door from the landing into the front room; removal of an arched two panel door to the hallway cupboard; the removal, or covering over with plasterboard, of the half height timber panelling in the front room) works contrary to CS14 and Policy PD25. 'The ceiling of the front room shall be reinstated, modern door from the landing into the front room and modern door into the small cupboard in the hallway shall both be removed and replaced with doors to match those which were removed and the cupboard reinstated. Plasterboard covering the lower level of the walls in the front room shall be removed to expose the half height timber panelling' – date of notice 12 July 2011. 29.03.12 letter confirmed enforcement notice has been complied with and case now closed

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy and Development Policies

[CS14 \(Promoting High-Quality Places and Conserving our Heritage\)](#)

DP24 (Securing High-Quality Design)

DP25 (Conserving Camden's Heritage)

NPPF

[Camden Planning Guidance 1 chapters 3 and 4](#)

[Hampstead Conservation Area Statement](#)

Assessment

This application seeks permission for the removal of the modern ceiling within the front room at attic level (3rd floor level) to increase the floor to ceiling height. The existing ceiling was reinstated following its unauthorised removal in 2006 and is of modern construction. The proposed works include the retention of a simple cornice to provide reference to the original line of the ceiling, expose the large timber joists and underside pitch of the roof.

Whilst assessing this application access was only gained to the top floor flat which originally would have been linked to all floor levels of No.30. This flat has been modernised since the buildings conversion to multiple units and is now self-contained and accessed via a staircase from a door at ground floor adjacent the shopfront.

The removal of the ceiling in 2006 was considered unacceptable and therefore enforcement action was taken to ensure it was reinstated. This application seeks to improve the floor to ceiling height at this floor level and there has been no other heritage benefits been brought forward. The works are considered to cause harm to the historic character, plan form, spatial qualities and hierarchy of spaces within this listed building.

The applicants were also advised to look at alternative options during the application process, including reinstating the ceiling slightly higher or other alternative options; however they did not pursue other proposals.

It was found in 2006 that the removal of the ceiling was contrary to CS14 and DP25 these policies are still relevant and no major benefits have been brought forward which could be seen to outweigh the harm caused by the current proposal; therefore the proposal harms the special interest of the listed building, contrary to CS14, DP24 and DP25.

Reasons for refusal

The proposed works to this Grade II listed building, by reason of removal of the reinstated modern ceiling and alteration to the spatial hierarchy of the third floor and attic space would adversely affect its special architectural and historic interest, thereby (not sustaining) having a negative impact on the designated heritage asset's significance. Therefore, the proposal is contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.