

LONDON BOROUGH OF CAMDEN											
PLANNING											
CONSERVATION AND URBAN DESIGN											
Proposed Development at: 13B West Heath Road London NW3 7UU											
Proposal: Erection of single storey glazed rear extension following removal of existing conservatory and changes to the elevation of the garage of the dwellinghouse.	Case No: 2009/0036/P										
Case Officer: John Sheehy	Date: 9 th Feb 2009										
<table border="1" style="width: 100%;"> <tr> <td style="width: 80%;">Conservation Area</td> <td style="width: 20%;">Y</td> </tr> <tr> <td>Listed Building</td> <td>Y</td> </tr> <tr> <td>Adjoining Listed Building</td> <td>N</td> </tr> <tr> <td>TPO</td> <td></td> </tr> <tr> <td>Local Design Policy</td> <td></td> </tr> </table>		Conservation Area	Y	Listed Building	Y	Adjoining Listed Building	N	TPO		Local Design Policy	
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OBSERVATIONS:

Revised scheme following the withdrawal of an unacceptable application on 17/12/2008 (ref: 2008/4244/P). Please refer to C&UD comments dated 28th November 2008 attached to the previous application.

Large decorative red and orange brick grade II listed detached property c1894-5, now subdivided into 3 apartments, located on the junction with Redington Road on the south side of West Heath Road at the periphery of Hampstead [West] Heath within Redington and Froggnal Conservation Area. The Boundary walls with piers fronting West Heath Road and Redington Road including the section in front of No.99 Redington Road which is contemporary with the age of dwelling is grade II listed in its own right.

13b accommodates the right hand (from the front) portion of the property excluding the white painted recessed addition. The property covers basement to second floor and is accessed through the chimney stack on the west flank of the building.

Consent is sought for internal and external alterations including; replacing the single storey rear conservatory; changes to garage (fronting Redington Road); the introduction of entrance gates; creating a grander entrance; repositioning the internal stairs; creating habitable space in the basement; removing partitions at ground level and replacing partitions at first and second floors.

The revised refurbishment scheme is a result of a number of amendments requested by the Council following the recent withdrawal, including retaining the historic fabric of interest such as the floorboards, doors, skirting and fireplaces at first and second floor level, preserving the character and layout of the original brick basement as well as the doomed caps and character of the boundary wall along Redington Road.

Proposed External Works

Entrance Gates

Installing gates to the existing openings is considered acceptable in principle. Very little details has been provided. This should be requested as a condition.

Garage

The mid C20th garage is not considered to be of special interest to the grade II listed building and as such the proposed alterations are considered acceptable. From a Conservation Area point of view the prominent clay tile roof of the garage would remain unaltered, as would the attractive doomed caps either side of the entrance. The new painted timber bi-fold garage doors would help reinforce the consistent height brick boundary wall on this stretch of Redington Road.

Entrance

The existing non-original entrance door would be widened and access/landscaping up to the entrance improved. The roof and windows would be to match as necessary.

Rear extension

The existing non-historic badly constructed conservatory would be replaced a deeper largely glazed extension which would be lowered to not be higher than the existing brick boundary wall.

The proposed external alterations would not harm the special interest of the building and would preserve the appearance of the building and Conservation Area.

Proposed Internal Works-

Ground floor

Little of historic interest remains at ground level other than the proportion of the front room. The proposed works at this level would rationalise the existing plan and are considered to allow the original form and envelope of the historic building to be more easily recognised.

The non-historic existing stair, inserted when the building was subdivided, is of no merit and would be replaced. This is not of concern in listed building terms.

Basement

The existing basement is not in a habitable state but does retain much of its original form and features including the exposed brick partitions, stone shelves, rear wall with small courtyard(now enclosed by rear extension). The proposed works would preserve the form, doors and stone shelves whilst making the space habitable. The walls would be dry-lined to protect the existing brick walls. The works are considered to preserve the increasingly rare interest of this secondary space.

First / Second Floors

The form of the spaces on the upper floor are largely intact, and some joinery, fireplaces and plaster work remain. The works would reposition the wall between one of the rear rooms and hall on these floor to lose the awkward space created when the stair was inserted as well as the insertion of a new door between the other rear room. The alterations are considered to preserve the form and proportion of the spaces whilst rationalising the space. The works would also require adjusting the position of the partitions in the rear part of the property at second floor level. Given this floor is in the attic space, is considered less sensitive with less decorative features than the lower floors and the fact that cellular nature of the rooms will be retained the works are not considered to harm the special interest of the building. New decorative plaster and joinery finished where necessary shall be dealt with by way of condition.

Recommendation

The scheme is now considered to have adequately addressed the Council's concerns, would not compromise the special architectural and historic interest of the grade II listed building, boundary wall or character and appearance of the Redington and Froggnal Conservation Area and therefore the proposal is deemed an acceptable.

Approve subject to conditions

Conditions

1. CL02A
2. Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings of the new entrance gates at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing.

b) Plan, elevation and section drawings of all new external doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Detailed sections and elevation of all new joinery including doors, dados, architraves and skirting along with corresponding floor plans

d) Detailed sections and elevation of all new decorative plasterwork including cornices with corresponding floor plans.

e) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification

The relevant part of the works shall then be carried in accordance with the approved details

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Negotiate	
Approve	Y
Refuse	

Charlie Rose 12th Feb 2009

Signed----- Date-----

