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Dear Matthew,

Pre-planning Application Advice: Flat 4, 55 Fitzjohn's Avenue, London, NW3 6PH

Thank you for submitting a pre-planning application enquiry for the above property, which was received on 1 February 2017 together with the required fee of £1,218. A site visit was undertaken on 08 March 2017 and initial feedback issued via email on 17 March 2017 with a recommendation to seek further specialist advice with regards to heritage issues.

Following the appointment of a Heritage Consultant a further meeting was held on 10 April 2017 where the proposals were discussed in detail. Following this meeting a further request for pre-application advice, together with a further fee, was received on 25 July 2017. A final meeting took place on 22 August 2017. The below advice is based on the most recent set of revisions received.

1. Site description

The application site is a ground floor flat located within The Tower, a detached property built as a single dwelling in 1880-1 designed by the architect JT Wimperis. The property has late 20th century additions associated with its conversion into 9 flats. The building is elaborately detailed in the Gothic baronial style, constructed of red brick with stone dressings. The building lies within the Netherhall Conservation Area, and was Grade II listed in 1999. Flat 4 is the ground floor flat and has the addition of a glazed conservatory located to the garden (rear) elevation.

The interior of Flat 4 retains a high degree of architectural interest. The walls are panelled throughout, with other joinery details including timber panelled doors and architraves and decorative timber ceilings to the entrance hall and main reception room. A number of historic chimneypieces survive within the flat, including the grand decorative fireplaces

within the main hall and main reception room, with plainer examples elsewhere. Modern hardwood flooring is present throughout the building. In some locations original timber parquet flooring has been uncovered.

2. Proposal

The pre-application proposals include the following works:

- Replacement of existing rear conservatory new, lightweight glazed addition and replacement of steps to garden;
- Relocation of the existing kitchen to the former Morning Room and conversion of the former kitchen to an office;
- The creation of a WC and bathroom, within the main hall of the property;
- The painting of panelling within the property;
- The removal of some later decoration, such as applied mouldings within the main reception room;
- Replacement of bathroom fittings;
- The removal, in parts of the property, of non-original engineered oak flooring, and its replacement with a similar, higher quality finish, preserving original floors underneath where they remain;
- General upgrade of wiring and pipework, including newly introduced services for the new kitchen and bathroom.

3. Drawings and documents received

- Pre-Application Heritage Statement dated June 2017
- 5879_05; 5879_06; 5879_07; 5879_10; 5879_11; 5879_13
- Conservatory Scheme Design

4. Relevant planning history

29641 *Change of use to ten self-contained dwelling units and the addition of a two storey extension at the side.* Granted 19/02/1980.

2004/0274/P & 2004/0275/L, *The erection of a single-storey conservatory styled extension at rear raised ground floor level.* Granted 17/03/2004.

2012/6675/P & 2012/6676/L, *Formation of new entrance door and bricking up of existing entrance door in porch area of existing flat, plus associated internal alterations including the formation of a new internal door surround and dropped floor area.* Refused 03/05/2013.

5. Relevant policies & guidance

National Planning Policy Framework 2012

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

Chapter 12 Conserving and enhancing the historic environment (paragraphs 128134, 138)

The London Plan March 2016

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Camden Local Plan 2017

D1 Design

D2 Heritage

A1 Managing the impact of development

Supplementary Planning Guidance

CPG1 Design (2015)

Netherhall Conservation Area Statement

6. Assessment

The pre-application proposals relate to the proposed replacement of the existing rear conservatory extension and various internal alterations.

Conservatory extension

The existing conservatory was constructed following a grant of planning permission and listed building consent in 2004. The existing conservatory extension sits between an existing bay window and corner outshot and is constructed from timber and glazing, on a raised base with steps leading down to the garden.

The proposed replacement of the conservatory, retaining the base structure, is considered to be acceptable in principle. Any damage to existing brickwork or stone detailing caused from the previous installation should be repaired as part of the replacement work. Details of this as well as 1:10 plan, elevation and section drawings of the new extension will be required to be submitted with any forthcoming application, with glazing bar details shown at 1:1.

The principle of the proposed replacement of stairs to the garden is also considered to be acceptable, however consideration should be given towards the use of a more traditional material, possibly cast iron, for the staircase and balustrade to better complement the existing building.

The proposed roof finish should be solid to reduce potential light overspill issues to flats above. It is noted that due to the aspect this could also have benefits regarding temperature control within this space.

Relocation of Kitchen in former Morning Room

The proposed relocation of the kitchen is considered to be acceptable in principle, subject to all fixed furniture being kept away from existing panelling and other internal significant features. The proposed central island arrangement is supported in principle, and detailed

(1:10) drawings should be submitted to demonstrate that the kitchen cabinets will sit forward and not disturb or damage the panelling.

The proposed use of a modern floor build up to accommodate services and extraction system may be acceptable subject to demonstrating that impacts on the original floor, as well as existing joinery and other internal features is limited.

Full details of all proposed new services routes, including 1:10 sections showing servicing runs and details of how the pipework and boiler will route in/out of the building, should be submitted to support any future application.

Proposed Installation of WC and bathroom in Main Hall

In light of the historic research carried out and submitted to support the current pre-application proposals which demonstrates that the area affected has been subject to previous alteration and subdivision, the principle of the subdivision of the Main Hall below the main staircase soffit is considered to be acceptable in principle.

All existing historic fabric, including existing panelling to the side wall within the proposed WC, should be retained and all services run through the non-original wall to the back of the Main Hall.

It is understood that the stained glass panels within the bulkhead associated with the main staircase (within the common areas of the building) is not original to that location but may be original to the building and relocated from elsewhere. Any proposed enclosing of these panels from within Flat 4 should seek to retain a light source to back-light the panels when viewed from the main staircase.

Conversion of former kitchen changed to office

This area of the building is a modern extension, therefore there are no concerns with additional wiring and services being introduced. This may also be the most appropriate location for the boiler subject to the routing of services to other parts of the building.

Removal of non-original features within Main Reception Room

The applied mouldings above dado level are not considered to be of any historic significance and their removal is supported. Preference would be for the large metal gas light fitting to be retained as it is in keeping with the age and appearance of the house and it is possible that it is an original feature. However as there is no evidence to support this assumption then it may be considered to be acceptable to remove it.

Upgrading Wiring and Pipework upgrade

It is accepted that re-wiring is required. Further details should be submitted, including an electrical plan showing all existing sockets and where they will be reused, and an agreed methodology, for example locating all sockets in skirting boards rather than panelling and reusing all existing socket locations where possible.

Any interventions required to historic fabric should be detailed on the proposed drawings submitted to support any future applications, and care should be taken to re-use existing runs wherever possible.

Replacement of floor finish

The proposed replacement of the non-original hardwood floor finish is acceptable in principle subject to details, including samples of the proposed flooring, being submitted for approval. The floor build up should be maintained at the existing level to avoid impacts on architrave / skirting / fireplace details.

Painting of panelling

As set out within the Heritage Statement, there is no evidence of the existing pine panelling ever having been painted. The views of paint historian and expert Patrick Baty recorded in the Heritage Statement support the view that the unpainted panelling appears to be presented in close to its original state.

An argument has been put forward that the pine was chosen over more expensive timber within the original design for the panelling due to cost implications, that the panelling has a relatively poor quality finish when compared to the darker stained oak fireplaces and that there is evidence of patching in and alteration. This is not considered to be sufficient justification for the proposed painting of original panelling which contributes to the imposing character of the main ground floor spaces, and as such the principle of painting of the panelling is not supported.

7. Information required to support a full application

Notwithstanding the above advice, if you do decide to submit an application for listed building consent, the following plans and documents should be submitted to support the application:

- Completed application form – listed building consent
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- Design and access statement
- Heritage Statement
- Floor plans at a minimum scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a minimum scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a minimum scale of 1:50 labelled 'existing' and 'proposed'

Further details indicated within the above Assessment should also be included with the application, or at condition stage.

Please see supporting information for planning applications for more information.

We are required to consult the public by way of a site notice and press notice. The Council must allow 21 days from the consultation start date for responses to be received. The local Conservation Area Advisory Committee would also be consulted.

8. Conclusion

This is the Council's initial view of your proposals based on the information provided to us at this stage. It is recommended that revisions to the proposals, outlined in the above assessment, are made prior to the submission of an application for listed building consent.

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.

Please note that this document 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 prejudice any future planning application decisions made by the Council.

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

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

Yours sincerely,

Sarah Freeman
Conservation Officer
Planning Solutions Team