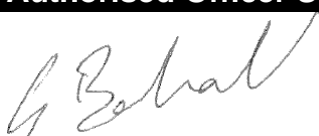


# Enforcement Delegated Report

Receipt date:

Officer			Enforcement Case
Maeve Wylie			EN17/0266
Breach Address			Photos & Other material
104 Rowley Way, London, NW8 0SW			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
			 9 <sup>th</sup> March 2018

## Alleged Breach

Unauthorised alterations to a Grade II\* listed building including removal of internal fabric, altering the original layout at upper floor level through installation of doors and walls. Painting white the balcony area.

## Recommendation(s):

**That the Borough Solicitor be instructed to issue a Listed Building Enforcement Notice under Section 38 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and officers be authorised in the event of non-compliance with the notice to prosecute under section 42 of the said Act, or appropriate power and/or direct action under section 178 in order to secure cessation of the breach.**

## Priority:

P3

## Site Description

The Alexandra Road Estate is a residential estate of 520 dwellings in Camden, NW8. The majority of the estate was listed Grade II\* in 1993, the remainder now falling within the Alexandra Road Conservation Area, designated in 1996. Designed in 1968 by Neave Brown of the London Borough of Camden Architects Department and built between 1972-78, the estate is among the most ambitious social housing schemes of this time, one of a series of low rise, high density schemes. The street is the dominant element in the design, a modern translation of the traditional London street where the sum of the whole exceeds the individual parts. The linear, stepped section, influenced by Leslie Martin's work, by Denys Lasdun at the University of East Anglia (1962-68) and by Patrick Hodgkinson at the Brunswick Centre (1967-72), enables all dwellings to have a sunny outdoor space and the seven storey A block shields the estate from the noise of the railway line to the north. The estate also represents a development of Brown's earlier work in private practice, for housing societies at Winscombe Street and Fleet Road. Though much smaller, these too were essays in high-density developments of stacked dwellings and the considered sequencing of spaces from public and semi-public to private and semi-private.

### Internal features

The estate contains a number of different dwelling types, all sharing a similar approach and a number of key features. The high density of the estate led to tight interior layouts, mitigated by open plan elements. Sliding doors and glazed partitions allow flexible arrangements, with the potential for views and light to pass through each dwelling. The proximate relationship of public and private is eased by porches, decks and planting. Finishes are restrained, white paint contrasting with stained timber and brown tiling. Simple joinery shelves and cupboards are formed from plywood, while the stairs are a more developed piece of joinery work. In the

kitchens, concrete worktops form a striking, almost sculptural element. These are tiled, as are the walls, forming a very deliberate composition. The number of bespoke elements is unusual in authority-built housing, and the level of ambition has led to some long-term issues. The tiled surfaces, for example, the best that could be done with the budget at the time, are now missing tiles, with the grout hard to clean. The sliding partitions are prone to stick and fail. These elements will have to be mended or replaced, as appropriate.

### Investigation History

The Council was contacted in November 2016 (Ref: EN16/1121) about the internal works, a further email was received from the complainant on the 3<sup>rd</sup> of March 2017 providing pictures of the external works which included the painting of the balcony area. This case was then opened and the previous case joined with this one.

A site visit was conducted by an officer to assess the internal alterations of the property. The home owner was allowed the opportunity to submit a planning application. This application (2017/3103/INVALID) was never made valid due to a lack of necessary detail to assess the application.

### Relevant policies / GPDO Category

National Planning Policy Framework 2012

The London Plan 2016

Policy D2 – Heritage

Alexandra Road Estate Management Guidelines

### Assessment

#### Issues:

The main issues with this case is the harm to the design and heritage of the Grade II\* listed building by painting to the external walls and the impact on the special historic and architectural character through the internal alterations.

The internal walls in this development are constructed of block work with a plaster skim coat. Some of the properties contain sliding screens which are made of plywood on a softwood frame. *According to the Alexandra Road Estate Management Guidelines it states that their objectives are* “to retain the existing layout of flats where intact, and to preserve the sliding screens as an integral feature of the special architectural and historic interest of the listed building. The position of original walls and partitions should not be altered, no new openings should be made and existing openings should not be modified unless there is clear justification for doing so.” At No.104 Rowley Way the owners have altered the second floor level sliding door by replacing it with a hinged door. They have also created an access door to the staircase through an additional wall and door. This has created two separate rooms on this level and blocked of the stairs which were originally accessed from the open plan living room. The partition has created an extra bedroom while a kitchen makes up the other room on this floor. The first floor remains unaltered which contains two bedrooms and a bathroom.

The internal works that have taken place neither preserve nor enhance the special character of the Grade II listed building and causes detrimental harm to the layout of the host building, which is part of its special architectural interest.

The external alterations to the front elevation include the painting white of the surround balcony area, concrete lintel above window and the edges of planters. This is out of character with the property and the neighbouring listed terrace, which was designed not to be painted and is largely unaltered. The brightly painted external walls create an incongruous feature on the property and estate as a whole and alters its original architectural detail.

#### Recommendation:

That the Head of Legal Services issue an Listed Building Enforcement Notice under section 38 of the Town & Country Planning Act 1990 as amended, requiring the reinstatement, in the front room, at 1<sup>st</sup> floor level, of the sliding door to match the original, removal of newly installed internal doors, removal of additional wall and in the front balcony removal of all white paint from external walls, lintel, railings and planters and officers be authorised in the event of non-compliance to prosecute under section 42 or appropriate power and/or take direct action under section 178 in order to secure cessation of the breach of planning control.

**The notice shall allege the following breaches of planning control:**

Unauthorised alterations to a Grade II\* listed building including removal of internal fabric, altering the original layout at upper floor level through installation of doors and walls. Painting white the balcony area.

**WHAT ARE YOU REQUIRED TO DO:**

- 1.Reinstate the original layout on the upper floor of the property by removing non-original partition walls and the two hinged doors and reinstating the sliding door to match the original
2. Restoring balcony area to original colour by removing all white paint from surfaces on the balcony.
3. Make good any damage caused as a result of the above works

**PERIOD OF COMPLIANCE:**

3 months

**REASONS WHY THE COUNCIL CONSIDER IT EXPEDIENT TO ISSUE THE NOTICE:**

Reasons for Issuing the Notice:

1. The internal alterations to the layout of the upper floor does not respect the original form of this Grade II\* listed building and has a detrimental impact on the special historic and architectural character of the property contrary to policies D2 (Heritage) of the Camden Local Plan 2017.
2. The white painted balcony has resulted in visual harm to the special architectural and historic character of the property by reason of its bright and incongruous appearance and has a detrimental impact on the balance and appearance of the larger terrace and estate all of which are grade II\* contrary to policies D2 (Heritage) of the Camden Local Plan 2017.