

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>13/02/2019</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>29/01/2019</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Anna Foreshew			2018/5167/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flats 3 and 4 23 Harrington Square London NW1 2JJ			Please refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Internal alterations in association with amalgamation of 2 flats into 1 at ground and first floor levels				
<b>Recommendation(s):</b>	Refuse listed building consent			
<b>Application Type:</b>	Listed Building Consent			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>02</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>There is no requirement to advertise an application for listed building consent which affects only the interior of a Grade II listed building.</p> <p>Two letters of support have been received.</p> <p>A tenant has provided comments in support of the proposal.</p> <p>A neighbour has also provided comments in support of the proposal, as summarised below:</p> <ul style="list-style-type: none"> <li>Camden Council Environmental Health has served prohibition orders on Flat 3 &amp; 4 since they are too small. However they have stated that if the two flats are combined by means of a staircase then the prohibition orders can be removed and this much needed accommodation which also has a private garden could be brought back in to much needed housing to help relieve the housing shortage. Without the proposed staircase these lovely flats will remain empty just collecting dust and cause further homelessness in the Borough of Camden.</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify	N/A					

## Site Description

23 Harrington Square is a five storey mid-terrace property with basement. It is a stucco-trimmed yellow stock brick building with arched first-floor windows set in stucco panels. The building forms part of a terrace of 10 houses, dating from 1842-48. The group of buildings are Grade II listed and situated in the Camden Town Conservation Area.

The application property sits on the east side of Harrington Square. Harrington Square has been much altered. It was originally laid out as a planned mid-19<sup>th</sup> century composition, comprising two terraces overlooking a triangular open space, separated from Mornington Crescent Gardens by Hampstead Road. However, the east side of the terrace is all that remains of this development.

The property has been subdivided unsympathetically into eleven self-contained flats, which has impacted adversely on the legibility of the original floor plan. The conversion includes the historic closet wing at the rear, which has been converted to 2 small self-contained flats, Flats 3 and 4.

## Relevant History

### 23 Harrington Square

**9300795** Planning permission was refused on 24/09/1993 for the erection of a mansard roof extension.

**9300796** Planning permission was granted on 15/10/1993 for the change of use from single family dwelling and works of conversion to provide self-contained dwelling unit in the basement and flat on upper floor and external alterations.

**2013/7288/P** Planning permission was refused on 17/03/2014 for the erection of single storey rear extension at ground level to residential flat.

**2013/7517/L** Listed building consent was refused on 17/03/2014 for internal and external alteration associated with erection of single storey rear extension at ground floor level to residential flat.

**2014/4085/P** Planning permission was refused on 25/09/2014 for the erection of single storey rear extension at ground level to residential flat.

**2014/4254/L** Listed building consent was refused on 25/09/2014 for internal and external alteration associated with erection of single storey rear extension at ground floor level to residential flat.

## Relevant policies

**National Planning Policy Framework (2019)**

**London Plan (2016)**

**Camden Local Plan (2017)**

D2 Heritage

**Camden Planning Guidance**

CPG1 Design (July 2015, updated March 2018)

**Camden Town Conservation Area Appraisal and Management Plan (2007)**

## Assessment

### 1. The Proposal

1.1 Listed Building Consent is sought for the following proposed works:

- Internal alterations in association with amalgamation of 2 flats into 1 at ground and first floor levels.

1.2 The proposed alterations comprise:

- The removal of the kitchen and bathroom/shower facilities in Flat 4. This includes the demolition of the internal partition walls associated with these works.
- The introduction of a staircase to combine Flats 3 and 4.

### 2. Assessment

2.1 The principal considerations in the determination of this application are as following:

- The impact of the proposal on the listed building of special architectural or historic interest.

### 3. The Impact on the Listed Building of Special Architectural or Historic Interest

The Council's Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including listed buildings.

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") are relevant.

Section 16(2) provides that in considering whether to grant listed building consent for any works to a Listed Building special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The effect of these sections of the Listed Building Act is that there is statutory presumption in favour of the preservation of the preservation of Listed Buildings and their setting. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there is strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

Whilst the interior of the building has undergone insensitive alterations, the closet wing still survives. The closet wing is considered a significant feature of Georgian houses in London, and its preservation is of considerable importance. The closet wing was a subsidiary structure built to house the water closet of early-mid 19<sup>th</sup> Century buildings. They were accessed from the half landing and were never designed to be habitable rooms or to be traversed internally without going via the main house. The closet wing provides evidence of the historic function of the listed building, giving a sense of how society and housing developed over time. Whilst it no longer functions as a closet, its inherent character is that of a subsidiary wing. The small internal proportions of the closet wing adds to its subservient character.

Whilst the closet wing is currently being used as flats (Flat 3 and Flat 4, 23 Harrington Square), which is out of keeping with the character of this historic wing, in that 2 subsidiary rooms of the main house are self-contained flats, the overall plan form is maintained, which contributes to the significance of the building.

The introduction of the staircase in the closet wing will cause harm to the significance of the

listed building:-

- It is a wholly alien addition, and also an alien element to that part of the building. Moreover, the addition of a second staircase in the Georgian house would alter the historic circulation pattern of the building.
- It will transform the single cell rooms into a duplex flat, which is out of keeping with the character and appearance of the closet wing.
- It will undermine the legibility of the original function of the historic closet wing.
- It will be visually intrusive.

The staircase would be out of keeping with the architectural and historic interest of the listed building. The introduction of a staircase will be contrary to Local Plan Policy D2.

The introduction of the staircase would also require interventions through existing fabric. As above, these alterations would harm the significance of the listed building.

The proposed removal of internal modern partition walls to the bathroom and kitchen of Flat 4 are considered acceptable.

#### **4. Conclusions**

The proposed introduction of a staircase would undermine and cause harm to the significance of the listed building, albeit less than substantial harm. Considerable weight has been attached to the harm caused, and in the absence of any demonstrable public benefits outweighing the harm, the proposal is unacceptable.

**Recommendation: Refuse Listed Building Consent.**