

Delegated Report		Analysis sheet	Expiry Date:	28/05/2019
		N/A	Consultation Expiry Date:	02/04/2019
Officer			Application Number(s)	
Anna Foreshew			2019/1760/L	
Application Address			Drawing Numbers	
Flat 3 and Flat 4 23 Harrington Square London NW1 2JJ			Site Location Plan; HSC.23.EX.FP; HS.23.3&4.EX&PRO; Heritage Statement and Design & Access Statement.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Providing a step ladder to amalgamate two flats at ground and first floor levels into one flat in the closet wing.				
Recommendation(s):		Refuse		
Application Type:		Listed Building Consent		
Conditions or Reasons for Refusal:		Refer to Decision Notice		
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
	No. electronic	00		
Summary of consultation responses:	None received.			
CAAC/Local groups* comments: *Please Specify	There is no requirement to advertise an application for listed building consent which affects only the interior of a grade II listed heritage asset.			

Site Description

No. 23 Harrington Square is a grade II listed terrace house, dating from the 19th century. It stands within a listed terrace of 10 houses containing Nos. 15 to 24 Harrington Square (consecutive). The terrace is located on the east side of Harrington Square, and is the remaining part of a much altered mid-19th century composition. The property is located in the Camden Town Conservation Area.

The property was listed in 1999 and dates from between 1824-48. It is constructed from grey brick with a stucco ground floor and projecting porch at the front. It is three storeys over a basement with a two storey closet wing at the rear.

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

Relevant History

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.

2018/5167/L Listed building consent was **refused** on 27/02/2019 for internal alterations associated with the amalgamation of the two flats into one in the closet wing.

Relevant policies

National Planning Policy Framework (Feb 2019)

London Plan (2016)

Draft London Plan (2018)

Camden Local Plan (2017)

D2 Heritage

Camden Planning Guidance

CPG Design

Camden Town Conservation Area Appraisal and Management Plan (2007)

Assessment

1. The Proposal

1.1 Listed building consent is sought for the following works:

- Providing a step ladder to amalgamate two flats at ground and first floor levels into one flat in the closet wing.
- This proposal follows the serving of prohibition orders on these two flats as they are not large enough for occupation.

2. The Impact on the Listed Building

2.1 The conversion of the two flats at ground and first floor levels of the closet wing into a single two storey flat would harm the significance of the listed building as explained below:

- The closet wing is considered a significant feature of 19th century terrace houses in London, and its character is that of a subsidiary structure, built to serve the main house. This is an important feature of the house, providing evidential value that contributes to the listed building's special interest.
- Although the building is much altered, the closet wing still survives in its traditional form, that is accessed from the main staircase. This access is typical of closet wings, as they serve the main house.
- The introduction of the ladder between the storeys of the closet wing, and converting the closet wing into a self-contained two storey flat will change the hierarchy of the building as a whole; the plan form; and the circulation pattern.
- The closet wing will no longer serve the main building and as a result the evidential value of the closet wing will be lost, which will harm its significance.

2.2 The Council's Policy D2 of the Local Plan states that the Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm. This was considered in this case. Following consultation with Environmental Health the proposal would not be compliant with Building Regulations, however even if it was compliant it is considered that the public benefit is minor and that there are other options for laying out the house as residential accommodation that wouldn't result in harm.

2.3 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") are also relevant in this application. Section 16(2) states 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.

2.4 The effect of these Sections of the Listed Building Act is that there is statutory presumption in favour 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, this is not the case with this application.

2.5 It is noted listed building consent was refused earlier this year (February 2019) for a not dissimilar scheme in the closet wing (application no. 2018/5167/L).

Recommendation: Refuse listed building consent.

