

5th June 2020

Development Planning
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

edgeplan

16 Upper Woburn Place
London
WC1H 0BS
t. 0203 741 8228
e. info@edgeplan.co.uk
www.edgeplan.co.uk

Our ref: EP1136
Your ref: TBC

Dear Sir/Madam

APPLICATION FOR LISTED BUILDING CONSENT AT 13 GAINSBOROUGH GARDENS, HAMPSTEAD, LONDON, NW3 1BJ

I write with reference to the above matter and have pleasure in submitting an application for listed building consent for the following works concerning the above property:

'Creation of opening to create a doorway between two bedrooms, the fixing shut of an existing door and fitting of gypsum partition on the internal face, removal and repositioning of an internal wall all at first floor level'

This submission is made on behalf of the owner of the property Mr Sergey Sosnov ('the applicant') and is submitted via the Planning Portal ref: PP-08775592. The submission comprises:

- Application forms and certificates
- This Cover Letter
- Heritage Statement
- Site Location Plan
- Existing/Proposed Plans
- Structural Report and Calculations

You should find the application complete, if however, you require any additional information please do not hesitate to contact me. In the meantime, I look forward to receiving your confirmation of receipt and registration of the application in due course.

Site and Surroundings

The application site concerns no. 13 Gainsborough Gardens, Hampstead, London NW3. The property, together with no's 11 and 12 which together form a short terrace is Grade II listed. The principle reasons for the listing of these buildings is stated as:

*'High quality of design by Horace Field, a notable late- Victorian/Edwardian architect * High-quality craftsmanship and use of materials * Good survival of internal plan and features * Strong group value with other houses in Gainsborough Gardens * Contribution to the overall planning interest of Gainsborough Gardens, an influential late C19 development'*

A full copy of the listing is included within the Heritage Statement.

No.13 is an end of terrace property arranged over basement, ground and 3 upper storeys the third floor being within the pitched roof. The property is located on the south west side of Gainsborough Gardens a private road located in Hampstead in the London Borough of Camden. The property is also located within the Hampstead Conservation Area.

The area is of significant architectural and historical significance and features a number of other Grade II listed buildings in close proximity to the application site. Gainsborough Gardens was laid out in 1882 on the site of old spa buildings and pleasure grounds. The buildings constitute a fine group of Arts and Crafts villas of red brick, enriched by tile hanging and white painted woodwork encircling the mature, well-maintained gardens in the centre.

The application site itself has recently been acquired by the applicant and it is his intention to undertake a light refurbishment of the premises for the occupation of himself and his family. The refurbishment being undertaken principally comprises of the redecoration of all areas of the property and undertaking repairs and like for like replacements where required.

The works subject of this application relates to the first floor of no.13. The existing plan at first floor levels comprises two bedrooms one facing the rear garden and the other facing the street. The front bedroom is accessed via in-built walk in wardrobes. Also, at first floor level is an en-suite bathroom accessed from the front bedroom facing the street and a separate shower room accessed from the landing area. The staircase is located at the rear of the plan.

Proposals

Listed building consent is sought to make a structural opening between the two bedrooms. The opening will be 1200mm wide and 2100mm high. The opening will be finished with a wooden frame and architrave to match existing and will replicate the door openings on ground floor and basement.

The existing doorway which serves the rear main room is proposed to be shut, the wall inside the rear bedroom covered by gypsum partition plastered to match existing with a skirting board instated across the former opening on both sides. Outside the bedroom door will remain and will be kept shut.

An existing walk in wardrobe area that in turn provides access to the front bedroom is proposed to be removed with the wall and door proposed to be removed. The rear wall of the wardrobe which also form the wall of the en-suite is proposed to be re-located slightly to space where in-built wardrobes were installed and to provide a slightly enlarged en-suite.

Heritage Considerations

A full consideration of the significance of the heritage asset is set out within the Heritage Statement. The significance of the heritage asset lies principally in the exterior of the building and the symmetrical concept of the plan form. Key features of the interior of no.13 include the close string stair running from basement to first floor, dado panelled hall and staircase, marble chimney places and cast-iron fireplaces and grates. The proposals do not impact on any of these key features as identified in the buildings formal listing (ref: 1417880) (See appendix 1)

The proposed alterations result in no changes to the external fabric of the building and are purely internal changes to improve the layout for the applicant and his family. All the changes are minor in nature are fully reversible and/or affect no original elements of the internal plan.

The main structural elements of the first-floor plan will be retained with the two principal rooms being retained and the only alteration being to make the main rooms interconnecting and the blocking up (fixing shut of the door) of an existing doorway. Both alterations can be easily reinstated in the future and the original plan form will continue to be easily read and understood.

The alteration to the walk-in wardrobe and changes to the en-suite bathroom are a marginal change to the original building plan. Overall the proposal will not result in the loss of any historic fabric and would not be detrimental to the integrity or detailing of the building and in this respect the proposals are considered to accord with Policy D2 of the Camden Local Plan (2017).

In light of the above it is hoped that listed building consent can be granted without delay. Should you require additional information or wish to discuss the proposals please do not hesitate to call me on the number below.

Yours sincerely,



Chris Maltby MRTPI
e. chris.maltby@edgeplan.co.uk
m. 07960 046060