

Delegated Report		Analysis sheet		Expiry Date:		28/08/2020	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Elizabeth Martin				2020/2966/L			
Application Address				Drawing Numbers			
Flat E 17-18 Harrington Square London NW1 2JJ							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Insertion of new internal partitions and removal of internal partition walls and doors on 2 nd floor (retrospective)							
Recommendation(s):		<p>(i) Refuse listed building consent (ii) Issue a Listed Building Enforcement Notice under Section 38 of the Planning (Listed Building and Conservation Areas) Act 1990</p>					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:							
CAAC/Local groups* comments: *Please Specify		None received.					

Site Description

17-18 Harrington Square are laterally-converted properties forming part of a Grade II listed grey brick terrace, dating from 1842-8 and situated in the Camden Town Conservation Area. This conservation area can be divided into two sub areas of distinctly different character, a busy commercial and retail area, and, a quieter, more formal residential area. The application relates to unauthorised partitions and doors installed into the front rooms at second floor, and removal of part of the walls and the removal of doors.

Relevant History

LEX0200636 – Internal alterations comprising demolition of stud partition walls and relocation of door. As shown on drawing numbers: AM/103/01A & 02 – **Listed Building Consent granted with conditions**

2014/5267/L – Internal alterations to existing partitions in order to create an en-suite bathroom and the installation of new sanitary equipment- **Listed Building Consent granted.**

Relevant policies

National Planning Policy Framework

The London Plan 2016

Camden Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG1 Design (2019)

Assessment

Many of the historic and architectural interior features of the building have been lost over time. However prior to the unauthorised works, the legibility of the standard floorplan was clearly visible in the two well-proportioned rooms at the front of the property. The loss of part of the wall and the doors delineating the two front rooms and the insertion of awkwardly-placed partition walls and new doors has resulted in the obliteration of the plan form in both rooms and the creation of uncomfortably proportioned rooms with walls which abruptly terminate cornices and skirting boards.

The inappropriate alterations throughout the rest of the properties are not considered adequate justification for the obliteration of the remaining floorplan at second floor; in fact due to other inappropriate alterations, retaining any remaining legibility becomes even more important.

The unauthorised subdivision of the front rooms and the removal of separate sections of internal walls to create larger openings in the hallway, and the removal of doors has resulted in an uncomfortable layout in which the legibility of the original front rooms is lost. The works have adversely impacted on the spatial proportions of the rooms in which they have been carried out, resulting in harm to the special architectural and historic character of the listed building and the legibility of the historic floorplan, contrary to policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Local Plan Policy D2 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.

Paragraph 196 of the NPPF states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

For the reasons described above, there would clearly be harm to the listed building, albeit 'less than substantial' harm. It is considered that, in the absence of any public benefits which outweigh this harm, the proposal would be contrary to Policies D1 and D2 of the Camden Local Plan and Paragraph 196 of the NPPF.

Recommendations-

- (i) Refuse listed building consent for reason- The alterations have an adverse impact on the spatial proportions and legibility of the original floorplan of the rooms in which they have been carried out, resulting in harm to the special architectural and historic character of the listed building. This is contrary to policy D2 of the London Borough of Camden Local Plan 2017.
- (ii) Issue a Listed Building Enforcement Notice under Section 38 of the Planning (Listed Building and Conservation Areas) Act 1990. It shall require the removal of the unauthorised partition walls and the reinstatement of the walls, doors and door frames to the kitchen and two front rooms. It shall authorise officers in the event of non-compliance to prosecute under Section 43 or appropriate power and/or take direct action under Section 42 in order to secure compliance with the notice.