



W O R N E H L A N S A N A

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Request Notification

Purpose:

FTA of Camden Planning

Property:

Flat 1, 30 Mornington Crescent

London

NW1 7RE

Project No:

1027

Proposed work:

Is listed Building Consent needed? - Internal alteration solely within the property and mini-office shed

1.0 Introduction

1.1 Document description

1.2 Brief

2.0 History Description

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4.1 Intention and proposal

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1.0 Introduction

1.1 This document is provided as a request notification for Listed Building Consent, It will be accompanied by proposed drawings and photographs of the following property

Flat 1, 30 Mornington Crescent
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1.2 In Brief the proposal involves a very basic internal alteration set solely within the flat by closing of one entry point and creating another door opening in a non-structural stud wall to access the shower room. Drawings 1027.00.01 to 1027.02.03 with accompanying photographs 1a to 1c express this in greater detail.

Additionally we wish to introduce a mini office shed in the garden. Drawing 1027.01.14 and photographs 2a to 2f show this in closer detail. The shed is made to order which will be delivered and simply put in place.

2.0 History

2.1 The flat occupies the ground floor of a 1820s Georgian Grade II Listed Townhouse within a conservation area of Mornington Crescent, The flat was purchased by Miss Camilla Leach, the current lease Holder whom is seeking approval for the listed request.

The flat consists of a living room, separate kitchen/dining space, a wc, a shower room, 1 bedroom and a rear garden.

The flat was part of a major renovation and refurbishment project taken on board by Syte Architects something between 2011 and 2012.

Further details on prior application can be found via application no. 2011/6107/P

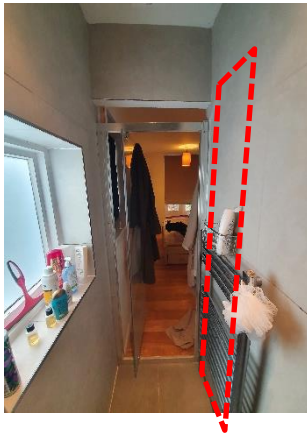
The work produced throughout flat was satisfactory with the exception of the shower which does entirely follow the design proposal by Syte hence Miss Leach has opt to get the shower room rectified

This document along with plans will shed light on the issue.

3.0 Internal Proposal

3.1 Refer to drawing nos. **1027.01.03, 1027.01.13, 1027.02.01 and 1027.02.11**

Our Intent is to make the following changes; the shower as it is now consist of no actual door at the opening, instead a glazed shower door 10mm thick is used as substitute. This causes problems for the adjacent room which is the bedroom. Due to the translucent properties of the glazed shower door and lack of zoning, unwanted daylight and neighbouring building lights at night pour in to the bedroom unhindered via the shower room window - 581x600mm. Additionally Miss C Leach and her partner reside at the flat, whenever the shower is occupied noise enters the bedroom unrestricted. The photographs below show this more in detail.



1a. View within the shower room, night robes are hung on the screen door to help prevent unwanted light entering the bedroom. Also note the large gaps that allow noise, smells and light into the bedroom.



1b. View from the bedroom, no threshold between bedroom and shower room. Platform and glazed door frame require stepping over in order to enter the shower. Intrusive light entering the bedroom



1c. Hallway view from bedroom, the dashed red line gives an indication of where we intend to place the new opening

3.2 The proposal; we wish to build a timber stud partition to close off the existing opening thus eliminating the light and noise problems stated while relocating the door entry on to the long section partition of the shower room. This existing long section of the partition is non-structural, it's build up is formed of 1 sheet of 15mm Gyproc Wallboard on either side of 100x38mm timber studs. 1 sheet of 9mm WBP plywood fitted to studs on shower room side of the partition. Wallboard on shower room side of partition is MR grade.

The current shower size will be reduced from a 1616x800mm walk-in shower/wash room to 750x800mm shower unit with a 90mm base tray which gives the opportunity for a small sized wash basin.

No amendments will be made to any of the buildings existing main pipework, we will simply connect to the existing outlet.

The door swing of the new opening will open outwards onto the hallway as the wc's door. The obstruction to the hallway is not major seeing as this area is restricted to its occupants only, guests will mainly utilise the living room and kitchen/dining areas.

3.3 We note that the flat is in a listed building and therefore we must apply for listed building consent, we would like to know if the intended work will impact on the special interest of the property... additionally we note, according to the planning website; **"Planning permission is not required for internal alterations entirely contained within your property"** hence the proposal is simplified to a 700mm wide x 2100mm opening within a non-structural partition which is kept solely within the property.

Source: <https://www.camden.gov.uk/internal-alterations-planning-permission>

4.0 Mini Office Shed Proposal

4.1 Secondly we want to introduce a mini office shed to the garden, please refer to the accompanying pdfs below. A ready-made shed we will be sort after from Garden Affairs Ltd. We have gone for a shed with very minimal impact and dimensions which stands a height 2400mm, (2500mm includes a sedum roof), with a volume of only 10m³. Please note: if the 2500mm height is an issue, we can proceed with the 2400mm height by eliminating the sedum roof.

The garden is cosy but is in need of some improvements, by introducing the office shed we have a starting point for this. Large trees overshadow the suitable area where the shed is to be placed making the location a perfect spot, both neighbouring gardens host low to high level trees which help to keep privacy high and intrusion to the environment at a low. There are a few gardens hosting sheds not easily seen.

4.2 Details of the proposed office shed can be found via the link below or look for documents; *Mini Garden Office Pod* and *1.2x2.4 Mini office 1 within accompanying documents*.

<https://www.gardenaffairs.co.uk/our-ranges/garden-offices-studios/mini-office-1>

Dimensions: base dimension 2400x1800mm
Wall thickness 44mm timber
Sedum Roof height 2500mm
Roof overhang 180mm

Colour: Transparent Oak or RAL7039 – Quartz Grey, whichever is closer to the environmental colour

4.3 The Photographs below give a general idea of the garden's current state, the red dashed line is an indication of where the mini office shed will sit.



2a. Greenery and shrubs surround the garden area.



2b. View outlook to the garden where the mini office shed will site.



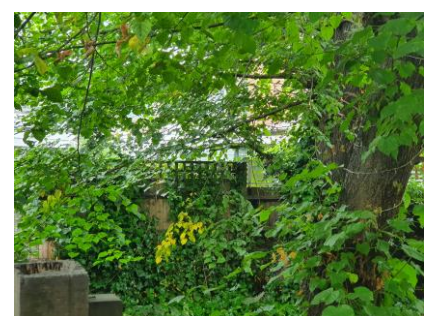
2c. Large overshadowing trees cover the site thus limiting the impact of the shed on the environment.



2d. Neighbouring gardens have their own shed. Our mini office shed will blend in just as well



2e. Indicative - Looking out from the office shed and back to the flat.



2f. More tree life, less of the office shed can be seen

5.0 Conclude

We conclude this to be the end of our request, we have gone with the most subtle of designs and approach in order to have very little impact on the building and the surrounding area. In both request we believe them to be ideal and to be good contributors to the flat and garden space.

All correspondence should reply to the details provide below.

We look forward to hearing from you.

Healthy Regards

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