

## **4 LYME STREET, CAMDEN TOWN, LONDON NW1 0EH**

### **PLANNING APPLICATION - LISTED BUILDING CONSENT**

#### **HERITAGE STATEMENT**

##### **THE EXISTING BUILDING**

Charles Pratt, the first Earl of Camden, started Camden Towns' development in 1791. Camden Town began life as little more than a handful of buildings beside a main road. Camden Town's expansion as a major centre came with the opening of the Regent's Canal to traffic in 1820.

Regency villas No.s 1 -10 were constructed in Lyme Street mid C19. The villas have stucco rendered front and side elevations with rusticated quoins, hipped slate tiled roofs with projecting eaves and central chimney stacks. Rear elevations are of fair-faced brickwork. Historic England record that No.4 originally had a cast-iron balcony to the ground floor window (facing Lyme Street). Other residential buildings along Lyme Street are of later construction.

Various additions and alterations have been made to the rear elevations of the villas over the years since constructed. 4 and 3 Lyme Street are one of five semi-detached villa residences, some have been converted to incorporate two independently accessed flats; 4 in this instance being the upper ground floor and first floor flat, 4a being the lower ground floor flat. 4a owns both the front and rear gardens and has extended into the rear garden with a single story flat roofed dining room.

##### **THE PROPOSED ALTERATIONS**

As the upper ground floor/first floor flat of 4 Lyme Street has no external amenity space, it is proposed to add a small black painted steel balcony with perimeter steel railings to the rear elevation. The balcony will be accessed from the rear kitchen, modifying the existing window opening in depth to provide a Crittall style glazed french door set, removing the lower brick spandrel, but retaining the existing brick arch lintel. The design of the french doors will emulate the glazing bars and layout of the existing sash windows to the property.

The balcony will be independently supported off the rear wall of No.4, inset from the parapet coping stones of the lower ground floor extension of No. 4a, with removable floor panels to enable the owner of 4a to continue to maintain the felt finishes of their flat roofed extension.

The kitchen of No.4 will be refurbished at the same time, accessing a small utility space beneath the staircase, forming a small opening in a timber stud partition which will provide direct access to this utility space. The rear chimney breast in the kitchen will be part-opened to provide space for a new hob and oven. The lower ground floor flat does not use this chimney stack, the chimney breast having been converted to provide a television shelf in the living room below.