

Project

27 Norfolk Road, NW8

Prepared by

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Director

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12 February 2024



Note

Introduction

1.1 The Townscape Consultancy has been asked to advise on:

- whether completed works to the ground floor kitchen and first floor bathroom of the grade II listed building at 27 Norfolk Road would affect its special architectural or historic interest, and should therefore be subject to a listed building consent application;
- if the local authority requires a retrospective application for listed building consent, whether this should be granted.

Recent planning history and current issue

1.2 Listed building consent was granted on 28 February 2016 for 'Erection of a singly storey side extension at ground floor level, infill of garage door to convert the garage into habitable space and internal alterations'.

1.3 As part of the ongoing current sale of the property, a question has been recently raised about the completed works to the ground floor kitchen and first floor bathroom and whether these benefit from listed building consent.

1.4 Lawrence Stephens Ltd, acting on behalf of the buyer, states:

The installation of a kitchen at ground floor level and the reconfiguration and installation of a bathroom at first floor level within the converted garage do not appear to have achieved Listed Building Consent. The approved plans attached to the Listed Building Consent (Reference 15/11849/LBC) for the 2016 works present a very different layout to current arrangement. As there is no formal consent for this work, we are unable to confirm when this work was carried out, but it was certainly 2016 or later as the existing plans are provided with the 2016 records.

1.5 According to Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990, listed building consent is required for the alteration or extension in any manner to a listed building which would affect its character as a building of special architectural or historic interest.

1.6 Westminster City Council follows national legislation and makes it clear on their website that 'listed building consent is required for any works to a listed building that would affect its special architectural or historic interest'.

Summary of Special Interest of 27 Norfolk Road

1.7 27 Norfolk Road is listed at grade II as part of a group of houses that date from the 1830s when the area was developed by the Portland Estate. The list description describes the house as:

'Detached villa, c1830 Portland Estate St John's Wood villa development. Stucco; slate roof. Cottage Orne Tudor-Gothic. 2 Storeys. 2 Windows asymmetrical, with broader gabled bay advanced. Entrance to similar Woronzow Road return with enclosed 4-centred arched porch to right. The gabled bays have mullioned casement canted oriels with pent roofs and ground floor and 2-light casements under drip moulds to first floor beneath openwork bargeboarded gables with spike finials. Similar villa type to the adjoining Eyre Estate.'

1.8 The history and development of the house was set out in detail in 2015 by the Heritage Collective in support of the listed building consent application referred to above. Their research indicates that the building was built in the 1840s by the builder/developer Robert William Fry as part of the Eyre Estate.

1.9 In summary, based on the Heritage Collective's research, the special interest of the grade II listed building at 27 Norfolk Road is limited to:

1.10 Architectural interest: as one of a reasonably well-preserved group of Tudor-Gothic style houses with

some surviving exterior detailing such as bargeboards, drip moulds etc.

1.11 Historic interest: illustrative of the unique historic development of St. John's Wood during the early/mid-19th century.

1.12 It should be noted that the interior is entirely modern, having been extensively remodelled in the 1980s and 1990s. No original historic features or fabric (significant or otherwise) survive in the interior, and the original plan form was also been largely lost when the house was substantially extended in 1998.





Figures 1-6 show the modern interior of 27 Norfolk Road.

Conclusions

- 1.13 Although 27 Norfolk Road is grade II listed and possesses architectural and historic interest, this interest is **entirely** confined to what survives of its original external envelope. The interior, having been extensively enlarged and remodelled during the 1980s and 1990s, does not possess any original historic features or fabric, and therefore possesses no architectural or historic interest.
- 1.14 In that regard, it is hard to see how any interior alterations (apart perhaps from substantial demolition) would affect the building's architectural or historic interest as a listed building (as none of the building's special interest is contained within its interior). Certainly, the areas in question represent very minor changes to areas of no architectural or historic interest, and therefore would not trigger the requirement for listed building consent set out in Section 7 of the 1990 Act per se.
- 1.15 However, should Westminster City Council require a retrospective application for listed building consent for the areas in question to resolve the current issue, there is no reason why this should not be granted given the lack of special architectural or historic interest within the interior as set out above.

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