

Delegated Report		Analysis sheet		Expiry Date:	06/02/2013
		N/A		Consultation Expiry Date:	01/02/2013
Officer			Application Number(s)		
Seonaid Carr			2012/6550/P		
Application Address			Drawing Numbers		
Regents Park Barracks Albany Street London NW1 4AL			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of two storey extension to Site Central building for use as offices and conference suite (Class B1a), erections of a single-storey substation and generator following demolition of existing substation and installation of plant equipment and photovoltaic panels to barracks (Sui Generis).					
Recommendation(s):		Grant conditional permission			
Application Type:		Full Planning Permission			

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:	As the development would be within the confines of the Regents Barracks site it was decided to display six site notices around the Barracks from 21 December until 11 January 2013. A press notice was also published in the Ham and High on 10 January 2012 (expiring 31 January 2013). No responses were received as a result of the consultation period.					
CAAC comments:	Regents Park CAAC were consulted on the development, their comments are summarised below: <ul style="list-style-type: none">• No objection to the demolition and replacement of substation building, request condition on new building to control noise levels and fume emissions from the generator to protect amenity of local residents and environment;• No objection to the proposed extension, would have minimal impact on nearby listed buildings and would not be harmful to the character and appearance of the conservation area;• The photovoltaic panels on the roof could be arranged in a more coherent way to preserve and enhance the character and appearance of the conservation area;• CAAC would welcome development and implementation of a landscape strategy for the site, which is part of the larger Nash scheme for Regent’s Park, and has one of only five surviving separate officers’ messes from before the Crimean War.					

Site Description

The application site is located within the compound of Regents Barracks which is located to the eastern side of Albany Street. The site itself is within the eastern section of the Barracks, to the south of the Grade II listed officers mess, east of Block A and west of an office block and Sergeants Mess and

The site is located within the Regents Park conservation area.

Relevant History

PSX0004628 - Notice under circular 18/84 Procedures for the demolition of a temporary building to the rear of Block A and the erection of a 2 story extension to be used for office purposes (Class B1). No objections were raised to this notice.

Relevant policies

National Planning Policy Framework (2012)

The London Plan (2011)

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)
CS4 (Areas of more limited change)
CS5 (Managing the impact of growth and development)
CS9 (Achieving a successful Central London)
CS11 (Promoting sustainable and efficient travel)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)
DP1 (Mixed use development)
DP13 (Employment sites and premises)
DP16 (The transport implications of development)
DP17 (Walking, cycling and public transport)
DP22 (Promoting sustainable design and construction)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP 29 (Improving access)
DP28 (Noise and vibration)

Camden Planning Guidance(CPG):

CPG1 (Design)
CPG3 (Sustainability)
CPG4 (Basements and Lightwells)
CPG6 (Amenity)
CPG7 (Transport)

Regent's Park Conservation Area Appraisal and Management Statement (2011)

Assessment

Proposal

Planning permission is sought for the erection of a two storey extension to the Site Central Building also known as Block A, within Regents Barracks. The proposed extension would adjoin the northern elevation of the previous extension to Block A and would measure 17.7-22.8m wide, 11.4-13.4m deep. The extension would have a largely hipped roof with an eaves height of 6.4m and central ridge height of 9.6m. The western section of the roof would be cut out to allow for roof plant, this area would not be visible as it would be built adjacent to the original Block A building. There would be an external stair to the western elevation to allow access from the first floor of the existing building to the roof plant, there would also be a set of double doors and large louvre to this elevation. To the northern elevation of the extension it is proposed to install an external spiral stair, which would also provide access to the proposed basement. To the ground floor level all windows would be blind but their outline and lintels would be visible. To the first floor level all windows would be six over six paned windows in timber construction.

The proposed basement excavation would be located beneath part of the proposed extension and would measure 5.3-7.7m wide, 4.6-10.7m in length and would excavate 3m below ground level. The basement would be used to house plant equipment.

The proposal would also include the demolition of the existing substation which is in the location of the proposed extension; it is proposed to build a new substation with generator to the west of the Sergeants Mess. The proposed substation would be brick built with detailing to match the existing building, it would measure 7.2m wide, 4.25m deep with a hipped roof with an eaves height of 2.6m rising to a central roof ridge of 3.8m. To the elevation facing Block A would be two sets of double doors and a centrally located single door. To the south of the substation would be a generator enclosed within a 1.8m high timber fence, the generator area would measure 6.25m wide and 4.1m deep. The generator would be within an acoustic enclosure.

Design

The overarching aim of Policies CS5, CS14, DP24 and DP25 are to secure high quality design that safeguards the heritage of the Borough. CPG1 also provides detailed advice on acceptable forms of development.

In respect of the two storey extension, the parent building was originally long and linear in shape, similar to the other barracks buildings to the west. This particular building has already been extended to the rear at its southern end, dating from 2002. The proposed extension essentially infills the floorplan to the north, creating an almost rectangular footprint. The extension is to be in matching brickwork, with a slate clad hipped roof. The drawings indicate that the brick corbelling detail at eaves level on the main building is to be replicated, as well as the curved brick arches to the window heads. Whilst the form of the arches has been replicated on the earlier extension, the use of a slightly darker brick, which is a feature on the original and surrounding buildings has not been matched. Such detailing will be secured via condition, the agent has agreed to the use of a condition to incorporate this design detailing.

No objection is raised to the proposed spiral staircase to the northern elevation, there are several other similar staircases on neighbouring buildings and the form of the proposed staircase minimises its footprint.

The extension will increase the bulk of the building, bringing it closer to the Grade II listed Officers' Mess to the north east. However, the side elevation will be set back behind the existing building line creating a degree of space between it and the listed building. The ridge and eaves height of the extension are also set down from the main building, creating a sense of subordination and assisting in minimising its impact. The proposed extension will not encroach into the foreground of the listed building and will be visible, but not dominant or overbearing in views of the listed building from the parade ground. In this regard the proposed extension is not considered to harm the setting of the

adjacent listed building.

In respect of the proposed substation and generator, whilst the design of the substation is not contentious, the building itself is not particularly sensitively located, standing directly in front of the building housing the Sergeants Mess which has a characterful façade. During the course of the application an amendment was sought to relocate the sub station to a more suitable location, however this wasn't possible. Following discussions it was considered that given the substation would not be visible from the exterior of the site and would only be seen by people who have authorisation to be within the Barracks, its presence would not cause demonstrable harm to the character of the site or the surrounding conservation area and as such would not warrant a reason for refusal.

No objection is raised regarding the basement extension which would not be visible from ground level and as such would not impact on the character of the building or the Barracks site.

The Barracks have a strong sense of enclosure, with perimeter buildings blocking views into the site, particularly from the public realm on Albany Street. Given the siting of the proposed development and the context of the site, the proposal is not considered to harm the character or appearance of the Regents Park Conservation Area.

The development includes the installation of photovoltaic panels to various roof slopes of the Site Central building. Although there would be numerous panels to the roof of the Site Central Building it is considered given the scale and siting of the proposed panels in the context of the parent building they would not dominate the roof slope. Primrose Hill CAAC have commented that the panels could be arranged in a more coherent way to preserve and enhance the character and appearance of the conservation area. However it is important to note that the panels would not be visible from outwith the Barracks site as the Site Central Building is screened by existing buildings, furthermore the majority of the proposed panels would be to secondary roofslopes and as such not highly visible when standing within the Barracks site. It is therefore considered that the proposed panels would not cause harm to the character and appearance of the surrounding conservation area.

Neighbour Amenity

Policy DP26 states that the Council seeks to ensure development protects the quality of life of occupiers and neighbours with regard to issues such as outlook, daylight, sunlight and sense of enclosure.

The only residents who would potentially be impacted by the development would be those who live within the Barracks.

The proposed two storey extension would not impact on amenity for any residents of the Barracks given its siting adjacent to office accommodation. In respect of the substation and generator this would be located to the west of the Sergeants Mess. Upon visiting the site the area of the building which the substation would be located adjacent to does not accommodate residential accommodation and as such the development would not cause harm to the amenity enjoyed by any residential occupiers of the Barracks site.

With regard to the noise from the plant equipment to the roof and within the basement area, given the siting of the plant equipment to the roof in relation to the nearest neighbouring residents which are outwith the barracks site, some 40m to the east, 110m to the west, 100m to the south and 99m to the north it is considered the plant would be sited of a sufficient distance from the residential neighbours that it was not considered necessary to require a noise report or for a relevant condition to be used to control the noise levels emitted given the distanced involved.

Basement

Policy DP27 and CPG4 state that developers will be required to demonstrate with methodologies

appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.

A basement impact assessment (BIA) has been submitted in the form of a Basement Assessment produced by Capita Symonds dated December 2012. This has been prepared by a Chartered Engineer with the assistance of a Geotechnical and Geo-Environmental Engineer.

A full ground investigation and desk study has been undertaken for the proposed development. In regard to surface flow and flooding the study has confirmed the development is not on a site at risk of flooding. The development is located on an area of tarmac currently used for on-site parking, site access roads and general hardstanding which currently drain into the surface water drainage system for the site. Since the rainwater from the roof of the building will connect directly into the surface water draining systems the surface flow of water on the ground will be reduced as a result of the development.

With regard to ground water flow, the ground investigation indicated the natural ground is a cohesive material so there is no water flow to consider. In addition none of the boreholes indicated any ground water flow down to a depth of between 4 and 6m, as such the development would not impact on ground water flows.

In respect of land stability, the proposed basement extension would be less than 3m in depth and sited at least 4m from any adjacent buildings, which will ensure the works do not undermine the foundations to any of the existing buildings. It has been stated within the report that it has been ensured that the basement has been positioned outside of the 45 degree load dispersion line from the existing foundations, and so will not interrupt the load path from the existing foundations. Given the neighbouring properties outwith the site are a considerable distance away these will not be impacted by the basement works.

It is considered necessary to attach a condition to any permission requiring a suitability qualified structural engineer to oversee the temporary and permanent works with the intention of safeguarding the appearance and the structural stability of neighbouring buildings.

In light of the above it is considered that the proposed basement excavation would not have any adverse impacts on the adjacent properties, would not affect drainage and would not cause damage to the water environment, as such the development would accord with Policy DP27 and CPG4.

Accessibility

Policy DP29 seeks to promote fair access and remove the barriers that prevent people from accessing facilities and opportunities, all buildings should meet the highest practicable standards of access and inclusion. It is noted that there would be a lift to the proposed extension which would encourage access to and within the building. Given the building would not be readily used by the public it is not necessary to demonstrate how it would be fully accessible. The applicant has demonstrated within section 5 of their Design and Access Statement how the principles of inclusive design have been integrated into the proposed development as such it is considered the development would accord with DP29.

Sustainability

Policy DP22, outlines that the Council requires development to incorporate sustainable design and construction measures. Specifically with regard to non-domestic developments of 500sq.m or above it is expected the development would achieve 'very good' in BREEAM assessments.

Rather than use the BREEAM assessments the applicant has chosen to use the DREAM tool which is

considered by the Office of Central Government (OCG) to be the equivalent of BREEAM. DREAM differs to BREEAM in the sense that it has been designed to take account of additional security measures that are required for the operation of the Ministry of Defence.

It is proposed that the development would generate a minimum of 10% renewable energy via the roof mounted solar PV panels and two CHP boiler plant. The solar panels have been located to the roof to ensure the power generated is used in the new building so the panel efficiency can be maximised by appropriate orientation. As such the proposed development is considered to accord with the objectives of Policy DP22.

CIL

Given the proposal would result in additional floorspace over 100sq.m the development would be liable towards the Mayoral CIL. Within Camden the CIL contribution is calculated at £50 per m2. Using the information provided as part of the application, the proposed extension would have a floorspace of 597sq.m resulting in a CIL contribution of £29,850. An informative will be placed on the decision notice to this effect.

Conclusion

It is concluded that the proposed works would be an acceptable form of development that would accord with the relevant policies of the Local Development Framework and in this regard no objection is raised.

Recommendation: Grant conditional consent

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