

Delegated Report		Analysis sheet		Expiry Date:		21/01/2013	
		N/A		Consultation Expiry Date:		03/01/2013	
Officer				Application Numbers			
Aysegul Olcar-Chamberlin				1) 2012/6041/P & 2) 2012/6067/L			
Application Address				Drawing Numbers			
52 Gordon Square London WC1H 0PN				1) See decision notice 2) See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
				Antonia Powel			
Proposals							
<p>1) Installation of external gate to front entrance and alterations to windows on the front and rear elevations all in connection with existing dwelling (Class C3).</p> <p>2) Installation of external gate to front entrance, alterations to windows on the front and rear elevations, internal alterations and repair works all in connection with existing dwelling (Class C3).</p>							
Recommendations:		<p>1) Grant conditional planning permission</p> <p>2) Grant conditional listed building consent</p>					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 05/12/2012 to 26/12/2012. A press notice was advertised on 13/12/2012 and expired on 03/12/2012.</p> <p>No response from the adjoining occupiers has been received.</p>					
CAAC/Local groups comments:		<p>In summary, Belsize CAAC made the following comments:</p> <p>The proposed front entrance gate does not appear suitable and it should be of Cubitt type. The design of the gate should be more sympathetic to the existing railings and gates and should have vertical railings.</p> <p><i>Response: The design of the proposed gate has been revised in accordance with the above suggestions (see assessment section for further details).</i></p>					
Site Description							
The application site is a five storey plus basement level mid-terrace property in Italianate style on the east side of Gordon Square close to its junction with Tavistock Place. The property is Grade II listed and is part of a symmetrically designed terrace of houses (47-53) dating from the mid 19 th century that							

are situated in the Bloomsbury Conservation Area. The building is in residential use, with a self contained flat at basement level and the remainder of the house was laid out as a single dwelling.

Most of the properties in this terrace are UCL buildings.

Relevant History

2012/4613/P & 2012/4208/L – Planning and associated listed building consent applications for the external alterations including installation of gate and alterations to 2 no. windows at ground floor of the front elevation and alteration to 4 no. windows at first to third floor of the rear elevation. Restoration of other various windows and door on front and rear elevation between ground and third floor. Internal alterations at ground to fourth floor including repairs, restoration, reinstatement, replacement and removal of various features as well as floorplan alterations including doorways, walls, WCs, bathroom and kitchen of a residential flat (Class C3) were withdrawn by the agent on 29/10/2012.

2012/4074/P & 2012/4091/L – Planning permission and associated listed building consent were granted on 16/10/2012 for the alterations to first floor level flat roof including erection of balustrading, steps and landscaping and raising floors level of existing front and rear first floor level balconies, all in connection with existing residential flat (Class C3).

2011/0330/P & 2011/0333/L – Planning permission and associated listed building consent applications were granted on 15/03/2011 for the change of use of basement from non-residential institution (Class D1) to one-bed self contained flat (Class C3), infilling of an existing window and installation of a new window at rear basement level, and internal alterations.

8800245 - Planning permission was granted on 05/09/1988 for the change of use of the ground first second and third floors to residential use for the University of London. The associated listed building consent was also granted on 05/09/1988 (ref: 8870097).

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 – Design

CPG6 – Amenity

Bloomsbury Conservation Area Appraisal and Management Strategy

NPPF Section 12

Assessment

Background: This is a re-submission of the withdrawn scheme (refs: 2012/4613/P & 2012/4208/L). The previous case officer raised the following concerns of the following aspects of the withdrawn scheme:

- The replacement of sash windows at ground, first and second floor level with slimlite double glazed units has the potential to be harmful to the special interest of the listed building. The loss of historic fabric in such manner is not justifiable in this case.

Replacement of the windows with slimlite type double glazed units was omitted from the current proposal.

Proposal: The proposal is for the installation of an external gate to the main entrance porch and alterations to the ground floor windows on the front elevation, alterations to the rear windows, internal alterations and repair works all in connection with existing dwelling (Class C3).

The design of the proposed gate was originally elaborately detailed and did not respect the architectural style of the existing building. This has been revised to match the style of the existing front boundary fence.

Impact on Conservation Area and Listed Building:

Policy DP24 seeks to secure highest standard of design and expects developments to consider character, setting, context, form and scale of the neighbouring properties. Policy DP25 seeks to preserve and enhance important elements of local character in order to maintain the character of the conservation areas and to preserve and maintain the listed buildings and structures for the future generations.

External alterations including new gate and alterations to windows:

The proposed wrought iron gate to the main entrance porch is the most sensitive element of the proposed scheme. There is only one other property (no 49) in this terrace with a front porch similar to that of the application property. No 49 has an existing gate at the front porch which sets a precedent. The detailing of the proposed gates, as revised, would match the front boundary fencing at the application site. The porches at these two properties set them apart from the other terrace frontages. Therefore, the proposed gate is considered not to harm the historic significance of the group of properties in this terrace and is acceptable in design terms.

The alterations to the windows would be limited to reintroducing glazing bars to the front ground floor windows, rear first, second and third floor windows to match the existing six over six sashes and removal of all secondary glazing at the first, second and third floor levels windows. The existing glass would be retained where practicable and the exterior face of all window frames would be repaired and repainted in the existing colour. The proposed alterations to the windows would be sympathetic to the rest of the windows with glazing bars and would not significantly harm the historic fabric.

The proposed external alterations would minimally alter the appearance of the listed building and would not harm the historic interest of the listed building and the character of the conservation area. Therefore, the proposed external alterations are considered to be acceptable in principle.

Internal alterations:

Ground floor: The alterations would involve modest re-alignment of the cloakroom partition, replacement of kitchen fittings.

First floor: The alterations would involve removal and storage of the decorative Victorian panels over the doors. These features represent part of the stylistic development of the interior therefore their protection and storage in the building should be secured by a condition.

Second floor: The alterations would involve enlarging and altering the bathroom layout, realignment of the landing partition, creation of a double opening between the front and back bedrooms and

introduction of picture rails. Subject to salvaging and reusing the door joinery the proposed alterations to the bathroom is considered to be acceptable.

Third floor: The alterations would involve reinstatement of fire places and updating the bathroom. No details of the proposed fire places are submitted with the application. This should be conditioned.

Fourth floor: The alterations would involve provision of wider access hatch to the roof and a retractable ladder and the reinstatement of fireplaces. The supporting information submitted with this application states that the roof has recently been overhauled and the area of the hatch is all new joinery. Therefore, the proposed alterations to the roof hatch would not affect the historic fabric and the submission of details of the new fire places should be conditioned.

Other internal alterations would involve replacement of wall hung radiators with trench heating, redecoration of walls, ceilings, windows and skirts, restoration of floorboards and refurbishment of historic joinery.

The proposed internal alterations would not significantly affect the historic fabric and the special interest of the listed building. Subject to safeguarding conditions they are acceptable in design terms.

Impact on Neighbouring Amenities:

Policy DP26 aims to protect the quality of life of neighbours that might be affected by developments. The proposal would not affect the amenities of the neighbouring properties as no extensions or new windows are proposed.

Conclusion:

The proposed alterations and redecoration works would not harm the historic interest of this fine example of the listed building and the appearance and character of the conservation area. In addition to that, the proposal would not raise any material amenity issues.

Others: Given the proposal would not increase the residential floor space CIL is not applicable in this case.

Recommendation: Grant conditional planning permission and listed building consent.

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