

Delegated Report		Analysis sheet	Expiry Dates:	16/01/2013
		N/A	Consultation Expiry Date:	27/12/2012
Officer			Application Number(s)	
John Nicholls			1) 2012/6247/P 2) 2012/6282/L	
Application Address			Drawing Numbers	
Cecil Sharp House 2 Regents Park Road London NW1 7AY			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<ol style="list-style-type: none"> 1. Alterations to a lower ground floor window on north-west elevation to facilitate the installation of internal lift to existing educational building (Class D1) and the addition of a lift over run on the roof. 2. Installation of internal lift, and associated internal and external alterations to property (Class D1). 				
Recommendation(s):		<ol style="list-style-type: none"> 1. Grant Planning permission 2. Grant Listed Building consent 		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	A site notice was displayed on 30/11/2012 and a press notice on 6/12/2012. No comments have been received from adjoining occupiers.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Primrose Hill CAAC has commented as follows:</p> <ul style="list-style-type: none"> We noted that we had undertaken extensive pre-application discussion on this scheme. We recognise the proposal for both lift and internal areas as acceptable in terms of the significance of the Listed Building and the conservation area. We request that the implementation of the planting scheme for the refuse area be made a requirement of the consents, to ensure the preservation and enhancement of the character and appearance of the conservation area, as well as the setting of the Listed Building. 					
Site Description						
<p>The site is a Grade II listed building which is the headquarters of the English Folk Dance and Song Society. The building dates from 1929-30 by HM Fletcher and was partly rebuilt in 1949-51 after war damage. The building is a 4 storey property built in a neo-Georgian style, constructed of brown brick with a tiled, hipped roof. The site is also located within the Primrose Hill Conservation Area and is considered to also be a positive contributor.</p> <p>The property is located on a prominent corner plot at the western corner of the junction of Regent's Park Road and Gloucester Avenue.</p>						
Relevant History						
PEX0200093 and LEX0200094 - External and internal alterations comprising library and plant room and disabled access improvements to comprise a new external access ramp, a new lift shaft and disabled W.C – Granted - 19/12/2003						
Relevant policies						
LDF Core Strategy and Development Policies						
<p>CS5 Managing the impact of growth and development</p> <p>CS14 Promoting high quality places and conserving our heritage</p> <p>CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity</p> <p>DP24 Securing high quality design</p> <p>DP25 Conserving Camden's heritage</p> <p>DP26 Managing the impact of development on occupiers and neighbours</p>						
<p>Camden Planning Guidance: Design - 2011</p> <p>Primrose Hill Conservation Area Statement 2000</p> <p>NPPF - 2012</p>						

Assessment

Proposal

The proposal includes the addition of a new lift located in the northern corner of the property. The lift will have an overrun housing on the roof and a lower ground floor window will be enlarged to create a level access from the street to form a new lift lobby. Other internal alterations to bathrooms and store cupboards on the upper floors are also proposed to accommodate the lift and slightly re-order the building which includes a re-organisation of an internal partition in the reception area at upper ground floor level. Finally, new planting and alterations are proposed along the north-eastern boundary close to No. 39 Gloucester Avenue in order to create a more attractive and consolidated bin enclosure.

This proposal has been the subject of extensive pre-application discussion, including site visits and meetings. Although an external lift was the initial preference, an internal location was eventually settled upon following comments from the Council and the Primrose Hill CAAC. This solution avoids the obvious visual impact associated with an external lift. Several locations for an internal lift were discussed at pre-application stage, with a lengthy feasibility document submitted detailing the pros and cons of each potential location.

Design

Lift and overrun housing

The lift is to be located in a discrete position to the side of the main original staircase. This is desirable as it allows all users to follow a similar vertical circulation route through the building. This location also allows the spatial quality of the reception hall to remain unaltered (a position adjacent to the main doors was also previously suggested) whilst still providing direct access from external ground level. The existing unsightly external stair lift will also be removed from the main entrance stair. The lift is to be located in a part of the building that was significantly rebuilt following WWII bomb damage and there will be no loss of original fabric as a result of the internal modifications.

Externally, the new entrance door to the lift will require the modification of an existing window on the west elevation. This is generally in character with the remainder of the façade and will sit comfortably in relation to the other fenestration. The key compromise with the proposed lift is the visual impact of the lift over run. This will be located adjacent to the parapet wall on the north elevation and has been reduced in height as far as possible. Bricks salvaged from works elsewhere in the building will be used to clad the over run and help it to blend with the lower portions of the building. The over run will be visible from Gloucester Avenue and in longer distance oblique views from Regent's Park Road (however, this would only be possible over relatively short sections of the pavement) and would interrupt the profile of the north elevation of the building. This is considered to cause a degree of harm to the external appearance of the listed building. Nonetheless, the NPPF (para 134) outlines that where a proposal will lead to less than substantial harm, this should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The Council are supportive of the aspirations of the Society and their efforts to make the building more accessible for staff and users. Officers are satisfied that the proposals have been given full consideration and that the proposed scheme represents a suitable balance between the requirements of the Society and its users, and the need to conserve the fabric of the listed building. The limited visual harm to the exterior of the building can be justified by the significant public benefit of improving accessibility to the building and allowing the Society to sustain itself through the use of its facilities on a rentable basis for the wider community.

The visible lift over run will also have a minor impact on the character and appearance of the Primrose Hill Conservation Area. However, within the context of protecting the future of the building and ensuring its ongoing occupation by the Society, this is not considered unduly harmful.

Internally, various alterations are proposed. The toilets and chair store to the rear of the main stair compartment are to be reconfigured and modifications made to the layout in the basement. These

alterations do not affect significant fabric.

Reception Area

Works are also proposed for the main reception area, including the replacement of the existing non-original plasterboard partition that divides the space from the stair compartment. This was inserted to create a fire lobby and is unsympathetic, detracting from the spatial quality of the reception area. It is proposed to insert a new steel and glass screen so as to continue to satisfy Building Control requirements. This will more closely match the aesthetic of the glazed draught lobby that was inserted in 1951. The screen will be located beneath the existing downstand beam. Adjacent to the doors into the Kennedy Hall the screen will be set to one side and include an integrated glazed display case. The works are considered to significantly enhance the internal appearance of the reception area and are an elegant solution to the need to provide fire partitioning.

It is also proposed to replace the existing non-original aluminium front doors to the building with steel framed units. A condition requiring 1:10 drawings will be added to the consent in order to ensure these are suitably detailed. Various other windows within the building are also to be reinstated with steel frames. The details of these will also be conditioned.

The proposals are considered to be acceptable and have been fully justified. Although there will be some harm to the external appearance of the listed building this is considered a satisfactory compromise in order to improve accessibility and to ensure the ongoing optimum use of the building. The proposals are therefore considered to comply with policies DP24 and DP25 of Camden's LDF 2010.

Bin Store Area

Finally, the bin store area adjacent to the northern and north-eastern boundary adjacent to No. 39 Gloucester Avenue is to be overhauled and the concrete slabs on which the current bins are located replaced with new mulch beds adjacent to the front gate facing Gloucester Avenue. New sections of beech hedge will be planted to screen this bin store area from the street and from longer views through the railings fronting Gloucester Avenue. From the side new sections of hazel hurdle screen will form door openings between the sections of hedge behind which the bins will be kept out of site. The hedges and screens will be kept at 1.75m in height.

Further along the northern boundary, the cycle storage rack will remain and a new 8m stretch of beech hedge will be planted adjacent to the boundary wall to the rear garden of No. 39. This will be located in another newly dug mulch bed.

This is also considered to be acceptable and an enhancement to this part of the Primrose Hill Conservation Area, and is therefore considered to be in compliance with policies DP24 and DP25 of the LDF. In order to ensure that the planting is undertaken a condition will be added to require this to occur.

Amenity

There are no amenity concerns raised as a result of this application.

Recommendations: 1. Grant Planning Permission
2. Grant Listed Building Consent

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