

Delegated Report		Analysis sheet		Expiry Date:		30/10/2012	
		N/A / attached		Consultation Expiry Date:		11/10/2012	
Officer				Application Number(s)			
Sam Fowler				2012/4092/P 2012/4107/L			
Application Address				Drawing Numbers			
Flat A 42 Maple Street London W1T 6HF				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Extension at front basement level enclosing existing lightwell under entrance stair, repositioning of door to basement vault, installation of boiler flues all in connection with existing residential flat (Class C3).							
Recommendation(s):		(i) Grant Planning Permission (ii) Grant Listed Building Consent					
Application Type:		Full Planning Permission Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	26	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Advertised: 20/09/2012, Expiry: 11/10/2012 Site notice: 12/09/2012, Expiry 03/10/2012					

CAAC/Local groups comments:

No response received

Site Description

The building is a 4 storey plus basement Georgian terraced property dating from c.1777-1787. It is constructed in darkened stock brick with later patching and a stucco frontage at basement and ground. It is Grade II listed and lies within the Bloomsbury Conservation Area. The building is currently divided into flats.

Relevant History

2010/0685/P: Additions and alterations to under pavement vaults (Class C3).
Granted, 25/05/2010

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy (2010)

CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)

Development Management policies (2010)

DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Conservation Area Guidance

Bloomsbury Conservation Area Statement

Camden Planning Guidance

CPG1 Design
CPG6 Amenity
CPG7 Transport

National Planning Policy Framework

Assessment

Proposal

The application relates to the basement flat. It is currently laid out as a studio and it is proposed to change the layout to create a separate bedroom. Externally it is proposed to enclose the space in the lightwell under the steps to the ground floor entrance and to remove the doors to the under pavement vaults.

It is noted that a lot of this development has been consented to previously. The key difference between this and the previously consented scheme is the creation of a lobby within the front room so that the new shower room is accessed from here, rather than directly from the living room. The main issues are the effect of the works on the character of the listed building and the character and appearance of the terrace and conservation area.

Revision

Upon review of the application by the Conservation and Design Officer, concern was raised in regards to the door that was to be inserted below the entrance steps. The original drawings proposed a contemporary door that was annotated as either stained or painted. The agent was notified that this design aspect would not be supported by the Council, and a four panel door similar to what was proposed as part of a previous application should be submitted. An amended plan showing a four panelled set of doors was submitted to Council, with an annotation stating that it would be painted.

Internal works

The internal works involve changing the layout of the studio flat by relocating and reducing the size of the kitchen and bathroom to create a separate living room and bedroom. The basement has been stripped of its historic features, with the rear room compromised through the installation of a bathroom. It is still considered, further to the previous application, that the internal alterations would create a more conventional plan form and is considered to improve the overall layout of the building.

In regards to the creation of a lobby within the front room so that a new shower is accessed from it, this is generally considered to be acceptable. It is firstly acknowledged that this element would, to a degree, encroach into the spatial quality of the front room. However this floor level within the building has been denuded of much of its historic character and this element is not considered harmful to the overall special interest of the listed building.

External works

Policy DP24 requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building and Policy DP25 which requires new development to both preserve and enhance the character and appearance of conservation areas.

It is proposed to enclose the space beneath the steps to the ground floor entrance door, and pair of doors is proposed to be inserted within the arched opening looking into the lightwell and are set back behind the line of the ground floor 'bridge'. This is a common intervention on buildings of this type and would not harm the appearance of the front elevation of the building nor detract from an appreciation of its form and functionality.

The boiler is to be relocated into the new utility area within the enclosed lightwell. A new flue will project out into the lightwell at right angles to the street, in a relatively concealed position. The existing vault doors will be retained, although one will be moved to accommodate for the door below the buildings entrance.

In conclusion the works are considered acceptable and will not harm the special interest of the listed building or the character and appearance of the Bloomsbury Conservation Area.

Amenity

The internal reconfiguration and enclosure of the front lightwell is relatively minor, and it is not considered that the proposal would affect the amenity of any adjoining occupiers.

Recommendation: Grant Planning Permission and Listed Building Consent

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