

Delegated Report		Analysis sheet	Expiry Date:	(i) 11/10/2012 (ii) 30/10/2012
		N/A	Consultation Expiry Date:	04/10/2012
Officer			Application Number(s)	
Jenna Litherland			(i) 2012/4298/P (ii) 2012/4402/L	
Application Address			Drawing Numbers	
50 Cumberland Terrace London NW1 4HJ			Refer to draft decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
		Antonia Powell		
Proposal(s)				
(i) External landscaping works to the front and rear basement lightwells, installation of satellite dish at second floor level, replacement and refurbishment of windows/doors including double glazing to side and rear windows all in connection with existing dwellinghouse (Class C3). (ii) External landscaping works to the front and rear basement lightwells, installation of satellite dish at rear second floor level, replacement and refurbishment of windows/doors including double glazing to side and rear windows, and internal alterations including restoration of internal staircase and insertion of lift to serve basement to first floor all in connection with existing dwellinghouse (Class C3).				
Recommendation(s):		Grant conditional permission		
Application Type:		Householder Application and Listed building consent.		

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:	<p>Site notice displayed from 07/09/2012 until 28/09/2012. Advertised in the Ham and High 13/09/2012.</p> <p>No representations received.</p>					
Statutory consultees and CAAC comments:	<p>English Heritage: This application should be determined in accordance with national and local policy guidance, and on the basis of Camden's specialist conservation advice.</p> <p>Regents Park CAAC: No response received</p>					

Site Description

The application site is located within Cumberland Terrace, the grandest of the eleven terraces in Regent's Park. (RPCAA). The terrace embodies the idea of a palace confronting a 'natural landscape' within the city. James Thomson was the architect, and the terrace was completed in 1826. The centre block has a projecting temple front: a giant order of ten Corinthian columns capped with a pediment containing exuberant sculptures. On each side of the central block are symmetrical terraces, separated by recessed triumphal Ionic arches. The archways provide access to a courtyard space with pairs of houses, and the original steeply ramped access to the mews behind survives for the northern courtyard.

The application property is located within the northern set back pair of semi-detached houses. The application property has two visible stories on the front elevation and two basement levels. The property is stucco with slated roofs and central chimneys. The application property is Grade 1 listed and is located within Regents Park Conservation Area.

Relevant History

2011/5288/P- 2011/5004/L: Planning permission and listed building consent for excavation to lower the existing basement, external landscaping works to the front and rear light-wells at basement level including alterations to the front external plant-room door and associated works of restoration, repair and replacement glazing to the existing rear and side windows and Internal alterations to include restoration of the ground to first floor level internal staircase, lowering of the existing basement to accommodate a new mezzanine floor level and access stair, insertion of a lift to serve basement through first floor levels and associated general rearrangements and alterations to a single dwelling house of a dwellinghouse (Class C3). **Applications withdrawn following advice from the case officer that the proposal would not comply with policy.**

The principle concerns were as follows:

- The balustrade, the floor level of proposed mezzanine and the staircase 'bridge' across the front facade in the front room of the basement would have been highly visible in views from the pavement and street at the front of the house. The mezzanine would have appeared alien and out of character harming this important historic front façade of the house and the wider group of buildings;
- The lowering of the floor level in the front basement room was also considered to be out of keeping with the original and existing spatial character of the listed building at basement level and with its relationship with front basement area, in terms of its spatial properties and its ground level, which would have been visible in sight lines from outside the building at pavement and street level. The levels in the front lightwell are the same as in the front basement which suggests that this level could be the original level of the basement. The proposed alterations at basement level were considered to result in significant harm the special architectural interest of this Grade I listed building.
- The application was not accompanied by a Basement Impact Assessment. As such no information was submitted to demonstrate that the proposed excavation would maintain the structural stability of the property and neighbouring properties and avoid adverse effect on the drainage and the water environment.

LS9804362: Internal alterations to provide two ensuite shower rooms, conversion of existing bathroom to study room, and alterations to room division openings. **Listed building consent granted 22/06/1998.**

9370064: Formation of internal opening and installation of doors between the two principle rooms at ground floor level. **Listed building consent granted 18/06/1993**

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5: Managing the impact of growth and development

CS13: Tackling climate change through promoting higher environmental standards

CS14: Promoting high quality places and conserving heritage

DP22: Promoting sustainable design and construction
DP23: Water
DP24: Securing high quality design
DP25: Conserving Camden's heritage
DP26: Managing the impact of development on occupiers and neighbours
DP27: Basement and lightwells

Camden Planning Guidance 2011

CPG1 – Design

CPG4 – Basement and lightwells

Regents Park Conservation Area Appraisal and Management Strategy, 2011

Assessment

Proposal

Planning permission and listed building consent are sought for the following works:

External

- landscaping works to the front and rear lightwells at basement level;
- alterations to windows and doors in the front lightwell;
- repair and replacement glazing to the existing rear and side windows.
- Installation of a satellite dish at second floor level;

Internal

- restoration of the ground to first floor level internal staircase;
- insertion of a lift to serve basement through first floor levels and associated general rearrangements and alterations;
- installation of piped under floor heating through the basement floor and hallways; and
- a range of other internal alterations such as widening and relocated doorways and alterations to internal room layouts.

The application differs from the previous scheme in that it no longer includes excavations to lower the front section of the basement to match the level in the hall and rear basement rooms or the creation of a mezzanine level within the front room of the existing basement.

Assessment

Design

External

Landscaping - The landscaping in the front and rear lightwells would include the laying of stone paving and the addition of planters and a stone stair and metal railing in the front lightwell. The proposed steps would replace the existing steps which are in a poor state of repair. The proposed planters would be low in height. It is considered that the proposed landscaping would improve the appearance of the building.

Alterations to windows and doors in the front lightwell – The proposal includes replacement of the door to vault 2 from a single door to a double timber door. The existing door is a modern addition and the proposed door would fit within the original opening for this vault. The proposed replacement door is considered appropriate and would retain the ancillary character of the vault and lightwell. The proposed door to the lower front lobby would also be replaced. The replacement door would be a like for like replacement of the existing door. This is considered acceptable. It is also proposed to replace the existing window to the kitchenette with a door. The width of the opening would remain the same and the proposed door would match the design of the door opposite. It is considered that the alterations to windows and door within the front lightwell would preserve the historic and architectural integrity of the listed building.

Repair and replacement glazing to the existing rear and side windows – Given the secondary nature of the rear

and side elevation of the building and that a number of the existing side and rear windows are not original it is considered acceptable to replace the windows indicated on the plans with Slimlite double glazed units. A sample of the Slimlite units would be required by condition.

Installation of a satellite dish at second floor level- The proposed satellite dish would be located on the flat roof of the rear projection at second floor level. The satellite dish would project marginally above the height of the parapet, however it would not be visible from the public views. The position of the satellite dish is considered to be discrete and would not harm the appearance of the building.

Other alterations – The proposed drawings also show the removal of the unauthorised trellis on the floor roof to the rear projection at second floor level. The trellis is considered to harm the integrity of this listed building and its removal is encouraged.

Internal

The interior of this house has been radically rebuilt and the majority of the joinery and internal partitioning dates from the mid to late 20th century. As such there is greater scope to alter the interior of this particular Grade I building. However, the original spatial quality of the rooms remains. It is considered that the proposal would maintain the overall spatial quality of the rooms therefore, the proposed amendments are considered to preserve the historic integrity of the listed building.

Amenity

The proposal includes no extension which would impact on light to the neighbouring properties and no new windows would be introduced that would result in overlooking. As such it is considered that the proposal would not impact on neighbour amenity.

Recommendation: Grant conditional planning permission and listed building consent.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444