

Delegated Report		Analysis sheet	Expiry Date:	19/10/2012
(Members Briefing)		N/A	Consultation Expiry Date:	11/10/2012
Officer			Application Numbers	
Aysegul Olcar-Chamberlin			1) 2012/4074/P & 2) 2012/4091/L	
Application Address			Drawing Numbers	
52 Gordon Square London WC1H 0PN			See draft decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
1) 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). 2) 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).				
Recommendation:		1) Grant Planning Permission 2) Grant Listed Building Consent		
Application Type:		1) Full Planning Permission 2) Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	11	No. of responses	00	No. of objections	00
			No. Electronic	00		

Summary of consultation responses:	<p>A site notice was displayed from 12/09/2012 to 03/10/2012. A press notice was advertised on 20/09/2012 and expired on 11/10/2012.</p> <p>No response from the adjoining occupiers has been received.</p>
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CAAC/Local groups comments:	<p>Bloomsbury CAAC objected to the proposal on the following grounds:</p> <ul style="list-style-type: none"> The raising of the floor area above the front entrance porch could result in additional handrail above the present balustrade –which would not be acceptable. The creation of a raised garden at rear first floor level is uncharacteristic and could result in overlooking and noise and visual pollution. <p><i>Response: The stucco balustrade would be 1.5m above the raised floor and would adequately secure the balcony and therefore there is no need for additional handrail. Please refer to the assessment part of the report for the rest of the concerns.</i></p>
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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 the 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 19th century 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

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

2011/0330/P – Planning permission was granted on 18/03/2011 for the change of use of basement from non-residential institution (Class D1) to one-bed self contained flat (Class C3), and infill of an existing window and installation of a new window at rear basement level. The associated listed building consent was also granted on 15/03/2011 (ref: **2011/0333/L**).

2012/4613/P – Planning application for the installation of gate and alterations to 2 no. windows at ground floor, front elevation and alteration to 4 no. windows at first to third floor of the rear elevation of a residential flat (Class C3) – made valid on 05/09/2012 but not determined yet.

2012/4208/L – Listed building consent application 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 and 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) -made valid on 05/09/2012 but not determined yet.

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

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

Development Policies

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

Camden Planning Guidance 2011

CPG1 – Design

CPG6 - Amenity

Assessment

Proposal: The proposal is for works to the front and rear balconies and addition of a roof terrace above the two storey rear extension at 1st floor level.

Works to front balconies:

To the front there is a large square balcony above the ground floor entrance porch with a stucco balustrade and a narrow balcony across the front elevation with a cast iron railing. It is proposed to unify the levels across these two balconies (the narrow balcony is currently higher than that above the entrance porch) and lay a slate floor finish. The floor surface is currently a dark waterproof membrane and the slate finish would not be significantly different in appearance. The tiling would be concealed on the entrance porch balcony behind the stucco balustrade, and would be barely perceptible behind the cast iron railing to the narrow front balcony.

Works to the rear balcony and new roof terrace:

To the rear at 1st floor level there is a narrow balcony with cast iron railings accessed from French doors in the rear room. Adjacent to this is a flat roof (currently accessible only by climbing from the existing narrow balcony or out of the staircase window) with a shallow surrounding parapet. The roof level of the existing rear extension would be reduced to landscape the proposed roof terrace above. The proposed roof terrace would have a part green roof/part seating area. It is proposed to install simple metal railings (approximately 53cm above the parapet) around the proposed roof terrace. The proposed roof terrace and the existing balcony would be joined by cutting through the plain side wall and installing several steps.

The floor level of the existing (narrow balcony) is to be increased slightly so as to sit flush with the threshold to the existing French doors, and the historic cast iron railing relocated at the new floor level but slightly closer to the edge of the balcony.

Impact on Listed Building and Conservation Area:

The lowering of the existing flat roof of the rear extension to within the existing roof void ensures that the proposal would not harm to the decorative ceiling in the ground floor room below. The rest of the alterations would have lesser impact on the historic fabric.

The modifications to the floor levels and the creation of a stepped access between the two balconies are not considered harmful and would have a minimal impact on the external appearance of the building. The proposed railings to the flat roofed area will be visible from the rear, and in some views from outside the site (Gordon Square to the south and the northern end of Bedford Way). However, these would be seen within the context of the historic railings on this and the adjacent property and would not appear incongruous in this location on the building.

The provision of green roof is considered to be acceptable in principle. However no details of the proposed green roof including construction, planting and maintained are submitted with the application. This could be rectified by way of a condition.

The proposals would preserve the special interest of the listed building and would not harm the character and appearance of the Bloomsbury Conservation Area.

Impact on Neighbouring Amenities:

There would be no impact to the amenities of the adjoining property at 53 Gordon Square as the proposed roof terrace would not be beyond the existing rear wing at that property. That rear wing does not have any windows that directly face to the proposed roof terrace.

However there would be oblique overlooking from the proposed roof terrace to the first floor rear French doors and balcony of the adjoining property at no 51 within approximately 1.5m. Given this property is not in residential use and this French door serves to an office the proposal is considered to comply with the aims of policy DP26.

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

Recommendation: Grant conditional listed building consent and planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 15th October 2012. For further information please click [here](#).