

Delegated Report		Analysis sheet		Expiry Date:		22/08/2012	
		N/A		Consultation Expiry Date:		09/08/2012	
Officer				Application Number(s)			
Adrian Malcolm				(i) 2012/3333/P (ii) 2012/3402/L			
Application Address				Drawing Numbers			
42 Gloucester Crescent London NW1 7PE				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
(i) Installation of ladder on side elevation of annexe at roof level and photovoltaic panels on roof of annexe in connection with existing offices (Class B1).							
(ii) Installation of ladder on side elevation of annexe at roof level, photovoltaic panels on roof of annexe and internal alterations including introduction of secondary glazing to Rotunda all in connection with existing offices (Class B1).							
Recommendation(s):		Grant Planning Permission and Listed Building Consent					
Application Type:		Full planning permission and listed building consent.					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice expired: 3/8/12 Press notice expired: 9/8/12 No responses					
CAAC/Local groups comments:		Primrose Hill CAAC: No objection					

Site Description

The application premises are in office use. They are listed Grade II and stand in the Primrose Hill Conservation Area.

Listing Description:

Piano factory, now offices. 1852. By Thomas and William Piper. For piano manufacturers Messrs Collard and Collard. English bond yellow stock brick; roof not visible. Circular plan. EXTERIOR: 5 storeys. 22 bays, each bay divided by raised pilaster continued to moulded stucco entablature and gablet projecting beyond splayed stucco cornice. Stucco pilasters flank segmental-arched 1st floor doorway. Segmental brick arches over wood and iron casements. Rectangular addition, dating from before 1868 and housing staircase to rear. INTERIOR: cast-iron columns and beams to vaulted brick ceilings; cast-iron columns, each with moulded plinth and capital, surround blocked-in central well; iron king post trusses radiate from central well; addition houses open-well staircase with simple iron balustrade and cantilevered stone treads, and has stone flag flooring. HISTORICAL NOTE: the open well was used for moving the pianos from floor to floor, with a former hoist, during the manufacturing process. The lowest floor was used for drying, the next for upright pianos, the second floor for cleaning, the third for polishing the cases and those above for "belly" manufacture and finishing off. Collard and Collard were the oldest of the well-known piano manufacturing firms of the St Pancras area, having patented a form of upright "square" piano in 1811. This building replaced a similarly shaped one which was destroyed by fire a year after it was built in 1851.

Relevant History

September 1996- Planning Permission and Listed Building Consent granted for the installation of replacement windows and a door, and internal alterations, (P9602405 & L9602329)

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14-Promoting high quality places and conserving our heritage

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

Primrose Hill Conservation Area Statement

Assessment

Proposal

This application and associated application 2012/3402/L, concern the installation of an escape ladder on the side elevation of the annexe building at roof level, the installation of photovoltaic panels on the roof of the annexe and introduction of secondary glazing to the windows to the Rotunda building.

Considerations

Impact on appearance and character of the listed building and conservation area

Secondary glazing to the first, second and third floors of the Rotunda building –

The existing windows are a later 20th century installation and have a simple metal frame with vertical glazed strips. The submitted report confirms “All of the windows were replaced between 1976 and 1996” and these will remain in situ. This part of the application has the potential to adversely effect the external and internal visual appearance of the building. However, the pattern of glazing bars will be very simple and will sit behind the existing and providing they are kept as minimal as possible, they will only marginally impact on the character or appearance and this historic building. The applicant has confirmed that the framing of the secondary glazing will be powder coated pale grey RAL 7047 which is considered to be less visually dominant than white.

Photovoltaic panels to the Annexe building –

The panels will be barely be visible from the wider Conservation Area nor will they adversely impact on the special interest of the listed building and the conservation officer has confirmed she has no objection. Details of the cable runs and associated installations will be needed as part of a Listed Building Consent application. This would be required by condition.

Access Ladder –

The proposed sliding ladder would run up from the existing top landing, up and over to the roof and would incorporate safety hoops. Although the proposed ladder would be visible from street level, given the industrial nature of the existing external escape metal stairs to all floors, it is not considered this will have additional negative impact on the building as a whole and indeed it could be considered to be a reversible installation. It has been confirmed that all fixings are to be made within the mortar joints to avoid unnecessary damage of the brickwork. The conservation officer has confirmed she has no objection to the proposed ladder.

Roof insulation –

This is clearly a sensible improvement to the thermal property of the building and the insulation can be installed without harming the buildings special interest nor adversely affecting the internal or external visual appearance. The submission confirms that the existing Welsh slate roof covering will be repaired as part of the proposed works.

The proposals are therefore considered to be acceptable in terms of their impact on the listed building and conservation, subject to recommended conditions.

Sustainability

The proposed works are to improve the environmental performance of the Rotunda. They would improve the thermal performance of the building, reduce energy costs and reduce carbon emissions. The proposal is therefore welcomed in terms of sustainability.

Amenities of nearby occupiers

The proposal would have no significant adverse impact on the amenities of nearby occupiers.

Mayor's Crossrail CIL

The proposal does not involve the addition of any new residential accommodation nor the addition of floorspace, thus the Mayor's CIL payments are not applicable.

Recommendation:

Grant Planning Permission and Listed Building Consent

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