

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	18/07/2012
		N/A / attached		Consultation Expiry Date:	05/07/2012
Officer			Application Number(s)		
Victoria Pound			1. 2012/2090/P 2. 2012/2093/L		
Application Address			Drawing Numbers		
2 Chester Place London NW1 4NB2			See decision letters.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1. Installation of door within front lightwell at basement level and installation of asphalt slab at ground floor within front lightwell in connection with existing dwelling house (Class C3). 2. External alterations in association with the Installation of door within front lightwell at basement level and installation of asphalt slab at ground floor within front lightwell in connection with existing dwelling house (Class C3).					
Recommendation(s):		1. Grant planning permission 2. Grant listed building consent			
Application Type:		1. Householder Application 2. Listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	02	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Press and site notices displayed – no responses received. English Heritage – flexible authorisation.					
CAAC/Local groups* comments: *Please Specify	Regent's Park CAAC – Object The CAAC have objected to the proposal on the following grounds (officer response in italics beneath): <ul style="list-style-type: none"> “The plans if approved would alter the character of the listed building.” <i>Alteration to the character of a listed building is not a reason in itself to withhold permission; one must consider the impact of the proposal upon the building's special architectural and historic interest. This is explored in the main body of the report, below.</i> “If permission were granted for partially covering the front lightwell, then this might encourage inappropriate extension of the front of the building and so alter its footprint.” <i>Extension to the building would require further, separate applications for planning permission and listed building consent, which would be assessed on the merits of the proposal and the impact of this upon the special interest of the listed building and the character and appearance of the CA. Any proposal which did not meet the relevant policy requirements would be resisted.</i> 					

Site Description

Grade I listed mid terrace dwelling house located in the Regents Park Conservation Area. It is a single dwelling house of three storeys over basement, which dates from c1826 by John Nash. It is constructed of stucco render with a rusticated ground floor on the façade and London stock brick on the rear elevation.

It forms part of a symmetrical terrace of 12 houses, remains largely intact from the front façade, thereby contributing to the group value.

The Nash terraces around Regents Park were substantially rebuilt post-war, behind retained and restored facades. Their principal special interest lies in their external elevations, as they contribute to Nash's architectural set piece around the Park.

Relevant History

2007/4277/L – LBC granted 18.10.2007 for Internal and external alterations, including the creation of glazed terrace deck at ground floor rear, replacement of the existing window at rear ground by doors, replacement of existing rear window at basement level by a double door opening and new internal partitions in connection with the refurbishment of the dwelling house.

Relevant 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

Assessment

Minor external alterations are proposed within the front basement lightwell area. It is proposed to install a door and small amount of covering within the lightwell. The door will be positioned beneath and c. 700mm of slab positioned adjacent to the north side of the bridge and steps leading up to the main entrance from pavement level, in order that a small, enclosed lobby area can be created between the basement level entrance door and the lightwell retaining wall.

Installation of a door

The installation of a door in this position represents a fairly common and discreet alteration to terrace buildings of this type, where additional usable space can be formed without harming the integrity of the building or wider terrace, and indeed doors in this position can be found elsewhere within the Nash terraces. The proposed door detail is simple, in vertical boarded painted timber which is braced on the inner face. The detailed design of the door is considered to be appropriate to this level of the building. It is proposed to be set in from the outer edge of the bridge by c. 100mm, which will allow a sense of depth under the bridge to be appreciated.

Formation of a covering adjacent to the bridge

These houses are generous in their width, and the position of the front door slightly away from the party wall means that there is a gap of c.1.5m between the bridges of nos. 2 and 3 Chester Place. There is a fairly substantial masonry dividing wall with coping stone positioned on the party wall line within the lightwell at basement level, which reduces the visible open area to c. 700mm within the boundary of no. 2. It is proposed to cover over this small area with an asphalt-covered slab. The impact of this aspect of the proposal will be to increase the visible amount of solid fabric within the gap between the two bridges. Generally speaking, the infilling of open lightwell areas is considered to be harmful to the setting of the building and streetscene; however, this immediate area already incorporates some solidity between the bridges, and, significantly, the main area of open lightwell below the windows will remain unaltered. It is considered that this small amount of additional fabric will not compromise the setting and special interest of the listed building and wider terrace, nor the streetscene and character and appearance of the Regent's Park conservation area.

Other matters

It is proposed to re-render the face of the basement level party wall; this has already been faced in impermeable render so the application of further render is not considered to further compromise the building's fabric or special interest.

The proposal is not considered to result in any adverse impact upon sustainability issues nor neighbour's amenity. No neighbour responses have been received.

In summary the relevant local and national policies are considered to be met and the applications are therefore recommended for approval.

DISCLAIMER

Decision route to be decided by nominated members on Monday 16th July 2012. For further information please click [here](#).