

Delegated Report		Analysis sheet		Expiry Date:		12/06/2012	
		N/A / attached		Consultation Expiry Date:		07/06/2012	
Officer				Application Number(s)			
Elaine Quigley				2012/1880/P			
Application Address				Drawing Numbers			
Regents Park Barracks Albany Street London NW1 4AL				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Resurfacing of existing road within site and works to existing footpaths and kerbing.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
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:		A site notice was displayed on 09/05/2012 (expired 30/05/2012) and a press notice was published on 17/05/2012 (expired 07/06/2012). No letters of representation were received as a result of the consultation process.					
CAAC/Local groups* comments: *Please Specify		Regents Canal CAAC – strongly object Strongly object to the removal of the large area of granite setts in a conservation area. It is very detrimental to the character of the area and its buildings. These setts must be repaired and retained.					

Site Description

The application site is located on the eastern side of Albany Street and comprises a number of buildings that are generally laid out around the perimeter of the site that range between one and three storeys in height. It is occupied by Regents Park Barracks. The interior of the site is only visible in glimpse views through the principle entrance and the secondary vehicular access to the south of the site that forms part of this application.

Within the Barracks site one of the buildings is Grade II listed and is located towards the north eastern boundary that was originally officers quarters and mess and dates from 1820-1. The site lies within the Regents Park Conservation Area and all of the Barracks (apart from some exceptions including the block at the far south of the site that is identified as neutral) is identified as making a positive contribution to the character and appearance of the conservation area. The application relates to an area to the south of the barracks site to the east of Albany Street that is currently a pedestrian and vehicular accessway between buildings with car parking spaces for vehicles.

The site is mainly surrounded by residential properties to the north, south, east and west.

Relevant History

Planning permission was **granted** on 04/09/2007 for the erection of a two storey building to be used for military band practice and ancillary facilities (sui generis use) (2007/2774/P).

Planning permission was granted on 19/06/1986 for reconstruction of the boundary wall and the erection of an expamet anti-vandal scaling barrier (8501079)

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)

Development Policies

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

Supplementary Planning Guidance

CPG1 (Design)

Regent's Park Conservation Area Appraisal and management Strategy 2011

Assessment

Proposal

Planning permission is sought for the resurfacing of the existing cobbled granite setts and bitumen macadam road and associated resurfacing of the footpaths. The applicant has advised that the existing road surface is deteriorating and requires repair in order to maintain safe access for both vehicular and pedestrian traffic. It is proposed to replace the granite setts and would be replaced with bitumen macadam and hot rolled asphalt (50mm surface course, 60mm binder course, 150mm base course and 250mm sub-base course). Existing uneven footpaths would also be resurfaced consisting of graded and dense bitumen macadam boarded at the road edge by marshalls or similar conservation type kerbing. Additional surface water drainage would also be installed to minimise ponding.

Assessment

The main planning considerations associated with the proposal include:

- Loss of existing historic surface materials and impact on conservation area
- Surface run-off
- Transport

Loss of existing granite setts and appropriate replacement

As part of the 2010/2011 review of the Conservation Area the boundary was reviewed and Regent's Park Barracks and the Cumberland Basin site were included within the conservation area designation on 11 July 2011.

With regard to the streetscape within the Conservation Area the statement advises that *"where historic paving materials existing these should be retained and maintained, rehill Street, in particular, has a well preserved granite setted surface which provides a high quality and traditional setting for the surrounding buildings. However repairs have not always been undertaken sympathetically, leaving a patched surface in some places. Care should be taken to reinstate matching setts when works are undertaken, and to ensure that joints are narrow, and mortar is recessed in to the joint and does not overlap the top surface."*

The proposal would include the removal of the original granite setts and replacement with plain dark grey tarmac across the accessway at the southern end of the site. This area of setts appears to be the last remaining section of historic surfacing in the vicinity and is particularly noteworthy for the uniformity of the laying and the colour of the granite. It is considered that the setts form an interesting and attractive part of the character and appearance of this part of the Conservation Area and should be retained wherever possible.

Regent's Park CAAC has objected to the loss of the large area of original granite setts as it would be detrimental to the character of the area. The removal of the original granite setts, in itself would not require planning permission however the replacement surfacing would be controlled through the requirement for planning permission. As such the setts should be required to be replaced where they have been removed in order to carry out maintenance to the drains and/or lifted and relaid to ensure an even surface. The replacement of the original granite setts with tarmac would create a dull characterless and inappropriate landscape between the buildings to the south of the site. This would reduce the quality and traditional setting for the buildings to the south of the site and would be considered harmful to the character and appearance of the conservation area. This would be considered unacceptable.

The aims and aspirations to increase accessibility around the Barracks is clearly supported by the Council and it is acknowledged that the existing granite setts are in a poor state of repair. However it would be necessary to consider a solution that would allow for the retention/refurbishment of a substantial amount of the existing granite setts. Improved drainage systems could also be incorporated into the design solution.

Surface run-off

Policy DP23 (Water) states that the Council requires developments to reduce their water consumption, the pressure on the combined sewer network and the risk of flooding by limited the amount and rate of run-off and waste water entering the combined storm water and sewer network through sustainable urban drainage methods (SUDS). The proposal would include upgrading of the surface water drainage system by addition additional road gullies. It would introduce a large area of imperious surface treatment that would result in more waste water entering the combined storm water and sewer system, putting pressure on it. This would not be considered to meet the requirements of DP23 and would be considered unacceptable.

Transport

The Council's Transport Planning officer has confirmed that the proposal would be considered acceptable in

transport terms.

Conclusion

Due to the loss of the original granite setts and replacement with dark grey tarmac the proposal would be considered harmful to the character and appearance of the conservation area and would be recommended for refusal.

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