

Delegated Report		Analysis sheet		Expiry Date:		11/06/2012	
		N/A		Consultation Expiry Date:		07/06/2012	
Officer				Application Number(s)			
Ben Le Mare				i) 2012/2043/P ii) 2012/2260/L			
Application Address				Drawing Numbers			
23 Park Square East London NW1 4LH				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Construction of a connecting lobby extension in front lightwell beneath steps to front door, alterations to windows and doors at rear lower ground floor level and internal alterations all in connection with existing dwellinghouse (Class C3).							
Recommendation(s):		i) Grant conditional planning permission ii) Grant conditional listed building consent					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was put up outside the property for 3 weeks from 09/05/2012 and press notice was published in the Ham & High on 07/06/2012. No objections or expressions of support received from neighbouring occupiers. English Heritage: "This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice".					
CAAC/Local groups comments:		No response to date.					

Site Description

The application relates to a grade I listed building in the Regent's Park Conservation Area. The property is a mid-terrace townhouse which forms part of a symmetrical stucco terrace by John Nash. It comprises four storeys over a basement with a light well and vaults under the pavement.

Relevant History

2011/3755/P & 2011/3760/L - Construction of a connecting lobby extension in front lightwell beneath steps to front door and enlargement of an existing window and door opening in rear courtyard to accommodate 2 x new French doors to existing dwelling house (Class C3) – granted 13/10/2011

2012/0980/L - Details pursuant to Condition 2 (external door to the front lightwell and radiator enclosures) of listed building consent dated 20/10/2011 (ref: 2011/3760/L) for construction of a connecting lobby extension in front lightwell beneath steps to front door and enlargement of an existing window and door opening in rear courtyard to accommodate 2 x new French doors to existing dwelling house (Class C3) including other external refurbishment works and internal refurbishments and alterations to the dwelling's layout – granted 22/03/2012

Relevant policies

National Planning Policy Framework (2012)

On 27th March 2012 the Government published the National Planning Policy Framework (NPPF). The policies contained in the NPPF are material considerations which should be taken into account (from 27th March 2012) in determining planning applications. The NPPF replaces a number of national planning policy documents (listed at Annex 3 of the NPPF).

The London Plan (2011):

Policy 7.6 (Architecture)

Local Development Framework (2010):

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

Development Policies

DP24 (Securing High Quality Design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance (2011):

CPG1 (Design)

CPG6 (Amenity)

Regent's Park Conservation Area Statement (2011)

Assessment

The Proposal

The applications propose the following external and internal works to building:

External works:

- Creation of a connecting lobby at lower ground floor level under the entrance bridge to provide internal access from the main house to the first underpavement vault.
- The enlargement of the window opening to the existing study in the rear courtyard to accommodate new French doors with fixed sidelights.
- Bricking-up of the door opening to the side elevation of the existing study at rear lower ground floor level.
- The insertion of metal security shutters at rear ground floor level.
- The installation of planter boxes from ground to third floor level on the building's rear elevation.
- Minor works in the rear courtyard area, including: a green wall, a water feature and stone cladding.

Main Internal works:

- The installation of radiator cabinets at lower ground to third floor level.
- Removal of the central part of the partition between the family room and kitchen at ground floor level.
- Replacement of side panelling of staircase to the lower ground floor with a new softwood screen with glazed panelling at ground floor level.
- Removal of the partition between dressing room area and cupboard off stair landing to create enlarged dressing room; blocking off existing non-original door opening to cupboard in softwood studwork and plasterboard at first floor level.
- Alterations to the internal layout to create a larger dressing room at second floor level.
- A metal security gate to be installed at the top of staircase at second floor level.

Planning Considerations

The principal consideration material to the determination of this application is the impact on the special historic character of the grade I listed building and the character and appearance of the conservation area. Given that this scheme has many similarities to the recently-approved applications on the site (2011/3755/P, 2011/3760/L and 2012/0980/L). It therefore follows that much of the report below is similar to the previous reports.

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

Policy DP25 of the LDF requires that all alterations and extensions with designated conservation areas and to listed buildings preserve and enhance the character and appearance of the area and the special architectural or historic interest of the building.

The list description for the terrace reads:-

"Includes: The Diorama, Bedford College Annexe PETO PLACE. Terrace of 12 houses, the northern most bay forming part of No.1 St Andrew's Place (qv). c1823-5. By John Nash. Nos 13-16 and Nos 20-24 converted to flats c1986, many original interior features destroyed. Stucco and slated mansard roofs with dormers. EXTERIOR: symmetrical terrace, 3 bays at either end and centre 7 window bays projecting. Projecting bays 4 storeys, and basements; otherwise, 3 storeys, attics and basements. 3 windows each. Ground floor with attached Ionic order supporting an entablature surmounted by a continuous cast-iron balcony (the northern most projection without railings). Square-headed doorways with architraves, cornices, pilaster-jambs carrying cornice-heads and patterned fanlights (except Nos 16, 19, 21, and 23) and panelled doors. Architraved sash windows with cornices and some glazing bars. 1st floor windows arcaded with keystones, archivolt and moulded imposts. 2nd floor sill band. Dentil cornice at 3rd floor with attic storeys over centre and end bays and balustraded parapets between. INTERIORS: with stone stairs, cast-iron, foliated balusters and wreathed wood handrails. Some panelled rooms; most with enriched ceiling cornices and central roundels. Rear ground floor room of No.24 with good vaulted and moulded ceiling, roundels of Classical figures, pilasters and pedimented mirror over original fireplace. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. No.18 incorporates at the rear, in Peto Place, a 3 storey, altered, polygonal building in brick with stone capped buttresses between round-arched 2nd floor windows. This was the Diorama, a picture show designed by AC Pugin. By 1854 it had been converted into a Baptist Chapel which closed 1922 when the Middlesex Hospital used it for a rheumatism treatment pool. An arts co-operative at time of inspection in 1989."

This property appears to have been much rebuilt and remodelled behind the retained front façade during the

20th century. However, it retains much of its original plan form, room volumes and decorative order, particularly on the principal ground and first floors. This includes the stone staircase as mentioned in the list description above.

External works

The design of the proposed connecting lobby extension in front lightwell beneath steps to front door was approved under application 2012/0980/L. The detailing of the doors, comprising painted hardwood with a metal security frame and incorporating sealed double-glazed units, is identical to the detailing of the equivalent door allowed at No 24 Park Square East in 2008 (2008/3612/L) which has been implemented.

At rear lower ground floor level the application proposes to brick up the existing door on the side elevation of the building's rear wing and remove the existing timber sliding sash window and install in its place a set of double doors. The bricks which are proposed match those on the existing building and the double doors of an acceptable proportion and are proposed to be constructed from timber.

As a security measure it is proposed to install metal shutters in front of the existing window and proposed double doors on the rear at lower ground floor level. The proposed gates by reason of their siting, design and use of materials are not considered to detract from the special architectural character and appearance of the host building.

The proposed works in the rear courtyard (including the addition of stone cladding, a water feature and a green wall), and the installation of planter boxes on the rear elevation from ground to third floor level are considered to be non-contentious alterations.

Internal works

From lower ground floor level to second floor level the application proposes to move the radiators to under the windows and house them in radiator enclosures. This would screen the timber panelled window aprons under each window in the principal front elevation of the house. The design of the radiator cabinets in all proposed situations were considered acceptable under application 2012/0980/L as their roughly uniform design comprises a painted softwood frame attached using screws through battens to the existing window aprons and plastered walls. The details which have been submitted with this application. Since the building was heavily refurbished some twenty years ago, no historic fabric is affected and the fixings are of a reversible nature.

Lower ground floor: A plasterboard ceiling was introduced to conceal the existing non-original downstand beam and a new proposed hardwood floor would be laid straight onto the existing concrete surface and would ensure there is no harm to the historic fabric of the building.

Ground floor: Although it would seem much of the ground floor internal fabric has been renewed, the original plan form survives and the quality and authenticity of much of the detailing is of a scholarly fashion. The proposal to remove the central part of the partition between the family room and kitchen was approved under the 2011 applications.

First floor: No concerns are raised to works at this level.

Second floor: Although there appears to be limited amounts of historic fabric remaining on this floor, much of the original plan form remains, particularly the arrangements of the rooms around the landing. The current layout adheres in elevation and plan to the original layout, with the locations and dimensions of the doors adhering to the original design of the house. These doors should be retained *in situ*, as they are as secured by condition, although no objections are raised to the doors here being locked in place. There is a cast-iron fireplace on the north wall of the house in the ante-room adjacent to the main front bedroom. A condition is attached to ensure this fireplace is retained - if the applicant wishes to remove the fireplace, full justification would need to be given in terms of its date/ date of installation in the property.

Third floor: No objections are raised to the proposals for the third floor, but similar to the second floor a condition is attached to ensure that the fireplace in the rear bedroom on this floor is retained as it may be an original feature of the house.

Conclusions

Based on the above considerations, the proposal is in accordance with Policy DP25 of the LDF as it preserves and enhances the character and appearance of the Regent's Park Conservation Area and the special historic interest of this Grade II listed building.

Impact on neighbour amenity

The modest scale of the works means that there would be no loss of sunlight, daylight or privacy to neighbouring occupiers as a result of the proposal. The proposed development is therefore consistent with policies CS5 and DP26.

Recommendations

Grant conditional planning permission and conditional listed building consent.

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