

Delegated Report		Analysis sheet		Expiry Date:		15/02/2012	
		N/A / attached		Consultation Expiry Date:		09/02/2012	
Officer				Application Number(s)			
Fergus Freeney				2011/6055/P			
Application Address				Drawing Numbers			
Cottage rear of 4-6 Regents Square London WC1H 8HZ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a new dormer at 2nd floor level, replacement of existing rear dormer window, the installation of a conservation roof window at 1st floor rear elevation level, and alterations to the rear and side facade of residential dwelling (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice: 10/01/2012 – 31/01/2012 Press notice: 19/01/2012 – 09/02/2012 No comments received					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC – No comments received					

Site Description

The site comprises a two storey single dwelling house located to the rear of 4-6 Regent's Square.

The site is not listed, but is within the Bloomsbury Conservation Area.

Relevant History

No relevant history

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Bloomsbury Conservation Area Statement

Assessment

Proposal:

Permission is sought for the following:

- The erection of an infill dormer roof extension on the north facing roof slope to accommodate internal staircase.
- Replacement of non-original metal casement windows with timber framed sash windows
- Installation of conservation grade rooflight on the east facing roof slope.

Assessment:

The dwelling is to the rear of an intact terrace of Grade II Listed Buildings located on the south side of Regent's Square. A study of historic maps indicates that the building in question was part of the Old Dairy complex which has been on the site for some time. Although now associated with the buildings on Regent's Square given that it is was a part of the Old Dairy the building is not Listed.

The proposals are considered to be acceptable and relatively minor in scale. The replacement of existing windows within timber framed sash windows is considered to contribute to the appearance of the host building, the setting of the adjoining listed buildings and wider conservation area.

On the eastern elevation the two existing windows would be enlarged slightly to accommodate the proposed timber framed sash windows. It is not considered that this would result in an increase of overlooking above what is currently possible into to the neighbouring garden, given that the windows are located high above ground level within the building.

A conservation grade rooflight would be installed on the east facing roofslope, it would be flush with the roofslope and would not be a prominent feature.

The proposed infill dormer would be located within a valley area on the north facing side of the building which has already been partially infilled with an existing dormer. The proposed would be located adjacent to the existing but set back from its front edge.

This aspect of the proposal is considered to be acceptable; given the modest size of the dormer it would not be visible from the surrounding conservation area or St Georges Gardens to the rear.

Whilst it would be visible from the rear windows of the buildings on Regent's Square it is considered that the partially infilled valley roof area is not an important feature of the building and the construction of a small dormer would not result in undue harm to the character, setting, appearance of outlook from the listed buildings.

The amenity of adjoining occupiers would not be affected by the proposal; the dormer and rooflight are positioned so that views from within the building are limited, whilst the replacement of windows would not allow for an increase in overlooking above what is currently possible.

Recommendation: Grant Planning Permission

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