

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		15/09/2011	
		N/A		<b>Consultation Expiry Date:</b>		07/10/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Adrian Malcolm				2011/3530/P & 2011/3531/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
3 St Katharine's Precinct London NW1 4HH				Refer to draft decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
<p>Erection of extension at roof level with rooflight and creation of roof terrace and installation of air conditioning unit at roof level to existing dwellinghouse (Class C3).</p> <p>Erection of extension at roof level with rooflight and creation of roof terrace, installation of air conditioning unit at roof level and internal alterations to existing dwellinghouse (Class C3).</p>							
<b>Recommendation(s):</b>		Grant conditional permission and listed building consent					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	07	No. of responses	01	No. of objections	00
				No. electronic	01		
<b>Summary of consultation responses:</b>		<p>The application was advertised in the Ham &amp; High on 11/08/11. A site notice was displayed from 27/07/11 to 17/08/11.</p> <p><b>English Heritage</b> Authorisation received 27/09/11.</p>					
<b>CAAC/Local groups comments:</b>		<p><b>Regent's Park CAAC</b> No objection</p>					

## Site Description

The application site is a 3 storey plus basement residential dwellinghouse situated next to a central square on the east side of the Outer Circle. The building is one of a group of six dwellings set around the square which also features the Danish Church. The building is Grade II\* Listed, and lies within the Regent's Park Conservation Area. The building was listed in 1974.

The following is taken from the listing description: Grade II\*domestic collegiate buildings of the Royal Hospital of St Katharine, now private dwellings. 1828-1828. By Ambrose Poynter. Grey brick with stone dressings. Symmetrical composition comprising 2 similar blocks (Nos 1-3 & 6-8) either side of The Danish Church on the east side of Regents Park within the Regents Park Conservation Area.

## Relevant History

### **2011/1288/P & 2011/1289/L**

Planning permission and listed building consent refused 24/05/11 for erection of extension at roof level with rooflight and creation of roof terrace and installation of air conditioning unit at roof level to existing dwellinghouse (Class C3).

*The applications were refused on the following grounds: The proposed enlargement of the roof dormer and creation of terrace at roof level by reason of loss of the historic roof form would be detrimental to the special architectural and historic interest of the grade II\* listed property.*

### **2008/4339/P & 2008/4465/L**

Planning permission and listed building consent were granted on 29/10/08 for creation of wine cellar at basement level, modifications to rear lightwell balustrade and the creation of new gateway to rear boundary wall.

### **9100295**

Planning Permission was granted on 20/06/91 for alterations including the erection of a new dormer window at rear to existing dwellinghouse.

The following applications for No.1 St Katharine's Precinct are of relevance:

### **2006/0698/P & 2006/0699/L**

Planning permission and listed building consent were granted on 18/09/06 for the erection of basement & ground level extensions and new rear dormer at 3rd floor level to the dwellinghouse (Class C3).

## Relevant policies

### **The London Plan (2011)**

#### **LDF Core Strategy and Development Policies**

CS4 (Areas of more limited change)

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)

DP28 (Noise and vibration)

### **Camden Planning Guidance (2011)**

### **Regent's Park Conservation Area Statement (2011)**

## Assessment

### Proposal

Planning permission and listed building consent are sought for the erection of an extension at roof level with a rooflight and the creation of a roof terrace. The proposal also includes the installation of an air conditioning unit at roof level and associated internal alterations all in connection with the existing dwellinghouse (Class C3).

### Main Planning Considerations

- Impact of the proposal on the character and appearance of the listed building and the conservation area; and
- Impact of the proposed development on the amenity of occupiers and neighbours.

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

The roof of the building has been altered in the past to include the dormer window. All the other properties in the group of 6 contain a dormer in roughly the same position. Moreover, the dormers on Nos. 1 and 2 project further into the roof than that at the subject property. No. 1 also includes a 'link' extension. In this regard the principle of extending the dormer and providing a link is considered acceptable. The proposed dormer is smaller in width and height than that previously refused. The revised size of the dormer allows the ridge and cheeks of the existing rear roof slope to be recognised and appreciated, retaining the ability to read the form of principal rear roof slope. This is consistent with the approach taken to No. 1 St Katherine's Precinct.

The creation of a terrace would also result in the removal of part of the inner roof slope of the secondary (rear) pitched roof. The 'cut out' area would retain the ridge and ribs of the slope in order to allow the original form of the roof pitch to be recognised, this again differs from the previous refusal. This is considered to preserve sufficient amount of the original roof form and therefore the architectural and historic interest of the roof which forms the group of properties. The associated internal alterations required are considered to be acceptable.

The proposed works including the air conditioning unit would not be readily visible from public vantage points in both long and short views of the building, the changes to the roof as viewed from the private roads and gardens south along Cumberland Terrace are not considered to unduly alter the existing appearance of the roofscape. In this regard the work is not considered to harm the character and appearance of the Conservation Area.

### Impact of the proposed development on the amenity of occupiers and neighbours

The proposed roof level extension and roof terrace would not cause any issues of in terms of loss of light, outlook or privacy to neighbouring properties. The extensions and terrace are set within a valley between the existing roof pitches.

The proposal includes the installation of an air conditioning unit. The applicant has submitted an acoustic report which demonstrates that the plant can comply with the standard noise condition imposed by planning in accordance with policy DP28. Environmental health have verified this report and consider that the plant can comply with the relevant noise standards.

**Recommendation:** Grant conditional permission and listed building consent.

### Disclaimer

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