

Delegated Report		Analysis sheet		Expiry Date:		15/09/2011	
		N/A / attached		Consultation Expiry Date:		7/10/11*	
Officer				Application Number(s)			
Adrian Malcolm				2011/3530/P & 2011/3531/L			
Application Address				Drawing Numbers			
3 St Katharine's Precinct London NW1 4HH				530.009; 530.090; 530.010; 530.110; 530.020; 530.120; 530.030; 530.103; 530.400; 530.401; 530.402; 530.410; 530.411;			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
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).							
Recommendation(s):		Grant Planning permission and listed building consent					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	01	No. of objections	00
				No. electronic	01		
Summary of consultation responses:		Press Notice expired: 1/9/11 Site Notice expired: 17/8/11					
CAAC/Local groups comments:		Regent's Park CAAC- No objection English Heritage: delegated authority given (endorsed by SoS)					

Site Description

The application premises 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 subject 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

Relevant history for application premises:

2011/1288/P & 2011/1289/L: Refused earlier this year- 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 current applications amount to an amendment to this scheme.

2008/4339/P & 2008/4465/L: Planning permission and listed building consent were granted in October 2008 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 in May 1991 for alterations including the erection of a new dormer window at rear to existing dwellinghouse.

PSX0105460 & LSX0105461 – Planning Permission & Listed Building Consent were granted in August 2002 for the erection of a single storey conservatory extension to the rear and internal alterations.

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 in September 2006 for the erection of basement & ground level extensions and new rear dormer at 3rd floor level to the dwellinghouse (Class C3).

Relevant policies

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)

Camden Planning Guidance

Regent's Park Conservation Area Statement

Assessment

Proposal

Consent is sought 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). It follows refusals on the previous applications earlier this year (see history).

Main Planning Considerations

- Impact of the proposal on the character and appearance of the listed building, its setting and on the surrounding Conservation Area;
- Impact of the proposed development on the amenity of occupiers and neighbours

1. Impact of the proposal on the character and appearance of the listed building, its setting and on the surrounding Conservation Area

a) Impact on Conservation Area

The works would not be readily visible from the public roads and the changes to the roof viewed from the private roads and gardens south along Cumberland are not considered 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.

b) Impact of Listed building.

The works would result in minimal loss of fabric which is not considered to harm the significance of the building as a whole. The layout light would be removed, however this of no particular historic interest. The cornice surrounding the ceiling of the stairwell would be retained.

The structural alterations to increase the roof load would not unduly impact on the fabric or form of the roof.

The repositioning of the a/c unit is considered to be acceptable in terms of its visual impact.

The roof has been altered in the past to include the dormer. All the other properties in the group of 6 properties contain a dormer in roughly this position. Moreover, the dormers on nos. 1 and 2 project further into the roof than 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 revised size of the revised dormer would allow 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 ridge and ribs of the slope to allow the original form of the roof pitch to be recognised. 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.

All of details are considered to preserve the special interest of the listed building.

2. Impact of the proposed development on the amenity of occupiers and neighbours

The proposed extension would not cause any issues of loss of privacy through overlooking and light to nearby premises.

The proposed roof terrace would only allow any meaningful outlook at some distance along

Cumberland Terrace and would not cause any serious issue of loss of amenity through overlooking of residential premises.

The issue of noise from the plant proposed has been raised with environmental health officers and no objections would be raised, subject to usual conditions.

Recommendation: Grant planning permission and listed building consent.

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