

Delegated Report		Analysis sheet		Expiry Date:		02/09/2011	
		N/A		Consultation Expiry Date:		11/08/2011	
Officer				Application Number			
John Sheehy				2011/3152/P & 2011/3160/L			
Application Address				Drawing Numbers			
11 Gloucester Gate London NW1 4HG				Refer to draft decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
External refurbishment and repair work to existing doors and windows, installation of replacement air conditioning units within basement vaults and at roof level and excavation to create lap pool at lower ground floor level and internal alterations in connection with existing dwellinghouse.							
Recommendations:		Grant permission subject to conditions; further conditions to be attached to the listed building consent.					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	4	No. of responses	0	No. of objections	0
Summary of consultation responses:		Site and press notices displayed for 3 weeks: no comments, objections or expressions of support received from neighbouring occupiers.					
CAAC/Local groups comments:		<p>Regents Park CAAC comment as follows: "The committee advised that the opportunity should be taken to get rid of the air conditioning rather than to replace it. The replacement is contrary to the sustainability objectives of Camden's Core strategy; it does not demonstrate how sustainable development principles have been incorporated into the design (LDF DP22.a); nor does it meet the guidance in SPD CPG3 at 4.3 (reduction in carbon emissions).</p> <p>The committee requested that the cornices at the second and third floor levels should be simple – so the original hierarchy of the building is maintained."</p>					
Site Description							
The application relates to a substantial end-of-terrace 4-storey-with-basement dwellinghouse located at the northern end of Gloucester Gate, overlooking Regents Park. The terrace at Gloucester Gate is accessed via a service road set back from the Outer Circle. The application building and the remainder of the terrace are Grade II listed.							
Relevant History							
None							
Relevant policies							
LDF Core Strategy and Development Policies							
<u>LDF Core Strategy</u>							
CS5 Managing the impact of growth and development							
CS14 Promoting high Quality Places and Conserving Our Heritage							
LDF Development Policies							
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 2006 and 2011							
Bloomsbury Conservation Area Statement							

Assessment

Proposal: external refurbishment and repair work to existing doors and windows, installation of replacement air conditioning units within basement vaults and at roof level and excavation to create lap pool at lower ground floor level and internal alterations in connection with existing dwellinghouse.

Assessment

Design/ Listed building issues

The list description reads:-

“Terrace of 11 houses. Now a terrace of 10 individual units (with original Nos. 1 and 2 combined as No.2) c.1827. By John Nash, with additions of same period by JJ Scoles. Built by R Mott. Stucco with rusticated ground floor. Slate mansard roofs with dormers and large slab chimney-stacks. EXTERIOR: symmetrical composition of 3 storeys (centre & end houses 4 storeys), attics and basements. 3 windows each house. Square-headed doorways with fanlights and panelled doors. Recessed sashes; 1st floor with continuous cast-iron balcony. Ionic pilasters rise through 1st and 2nd floors to support entablature with balustraded parapet screening dormers. String at 1st floor level. Centre house (No.6) with projecting hexastyle Ionic portico, columns rising through the 1st and 2nd floors to support continuous entablature and balustraded parapet screening attic storey. End houses (Nos 1 and 11) with tetrastyle Ionic porticoes, columns rising through 1st and 2nd floors to support continuous entablature and balustraded parapet screening pedimented attic storey. Pediments with Classical figure acroterion and tympana filled with wreaths and scrolls. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with pineapple finials to areas. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 98).”

It is understood that the property was largely reconstructed in the postwar period following bomb damage and general neglect. In the 1980s/1990s, it was further restored under the supervision of Jack Jacobs and Harry Soloman. As such the special interest largely lies in the external façade treatment and how this relates to the terrace overall. However, the interior generally adheres to the original townhouse plan form and most of the internal decorative features are a scholarly copy of Regency designs.

Discussion

The proposed works are almost all internal and of a minor nature. The external works comprise air conditioning extract fans to be installed at roof level, louvred doors on the inner wall of the front basement lightwell and repairs to external doors and windows. All the internal fabric affected is non original dating from the 20th century. The works at all floor levels involve minor configurations of the existing layouts, and in all cases cause no harm to the existing plan form. Since the decorative elements affected, such as joinery and plasterwork, are non-original, there will be no loss of original features. The alterations proposed at basement level to the rear full width extension (designed by Belsize Architects in the late 20th century) do not affect the special interest of the listed building since this extension was deliberately of a modern and contrasting design to the original house and is a secondary part of the building.

It is proposed to replace the cornices in the series of ‘ante’ rooms in the first floor closet wing with cornices of a larger scale than those which are currently in situ. It is considered that the existing cornices, although non-original, are of an appropriate scale, whereas larger cornices would be out of keeping in terms of the hierarchy of the space. There is no issue at third floor level as the existing cornice is to be retained, but there are reservations about installing a more elaborate cornice (cornice type L on the schedule) at second floor level (an area of secondary importance in the building). A condition is attached advising the applicant that works to the cornices at first and second floor level do not form part of this permission.

There is no objection to the air conditioning installations within the inner wall of the front lightwell as they would not be visible externally or within principal spaces in the listed building. Neither is there an objection to the installation of underfloor heating since it does not disrupt any original floor structure.

The Window Schedule indicates that the first-floor window 11GG-FF-W9 (page 8) of is to be blocked up internally. However no information has been provided as to how this will read from the exterior since the main window is to be retained. A condition is attached advising the applicant that the works to this window do not form part of this permission.

Where new fittings are to be installed which require new plumbing services, these should not be exposed and

should be contained within existing service runs wherever possible - a condition is attached to ensure this is carried out.

Conclusion

The works are generally acceptable with the exception of the items highlighted above and the proposal complies with policies CS14, DP24 and DP25.

Other issues

An acoustic report prepared by Paragon Acoustic Consultants (dated 21/06/2011, ref. 2480_ENS_4_JG) was submitted with this application which demonstrated that the proposed plant would meet the Council's noise criteria. This has been confirmed by Camden's Environmental Health Advisor. A further condition has been attached to the decision notice to ensure that any noise emissions from the plant are reduced to a level that will achieve the required standard.

Recommendation: grant planning permission and listed building consent.

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