

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	17/08/2010
		N/A / attached		Consultation Expiry Date:	11/08/2010
Officer			Application Number(s)		
Rob Tulloch			2010/3278/P		
Application Address			Drawing Numbers		
Flat 8 Nash House 18- 20 Park Village East London NW1 7PY			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of new glass folding doors to existing terrace at rear second floor level and enlargement of second floor side window at top floor flat (Class C3)					
Recommendation(s):		Grant Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	05	No. of objections	04
			No. electronic	01		
Summary of consultation responses:	13 neighbours were notified and a site notice displayed from 21/07/2010.					
	<p>Flats 4, 5 & 6 object that:</p> <ul style="list-style-type: none">• Glazing across the veranda would affect the symmetry of the rear elevation• The architect received an award of architectural merit from the RA for Nash House• It would set a precedent• Construction work would cause disturbance• Increasing the size of the side window would be out of character as miniature windows in the eaves were conscious design features• Internal alterations are regrettable <p><u>Officer response</u></p> <ul style="list-style-type: none">• <i>It is not considered that the relatively minor works would affect the overall symmetry of the building.</i>• <i>The building is not listed as making a positive contribution to the conservation area</i>• <i>Any future application would be judged on its own merits</i>• <i>Noise and pollution from construction is controlled by Environmental Health legislation</i>• <i>It is not considered that increasing the size of the window would harm the appearance of the building</i>• <i>Internal alterations do not require planning permission</i> <p>22 Park Village East objects that: <i>The symmetry of the block will be affected</i> <i>The enlarged side window would overlook their bathroom</i></p> <p><u>Officer response</u> <i>See above</i> <i>The proposal would enlarge an existing window by approximately 500mm in width and reposition it 150mm lower. The proposed window would be a floor higher than that of no. 22, so the angle would be acute, and as it would overlook a bathroom this is not considered to be unreasonable as it is not a habitable room. Camden Planning Guidance on overlooking identifies living rooms, bedrooms and kitchens as being most sensitive to overlooking, as occupiers usually take their own actions to prevent overlooking to bathrooms, and daylight to bathrooms is not as important as daylight to habitable rooms. However a condition would be attached to obscure glaze the bathroom window to ensure no further overlooking of the adjoining property at 22 Park Village East (see main assessment section).</i></p>					

	<p>Flat 7 Nash House supports the application</p> <ul style="list-style-type: none"> • The top floor kitchen and bathrooms are dark • The window to the southern elevation is blocked by trees • The rear alterations would be an improvement
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>Regent's Park CAAC object that infilling the veranda would affect the symmetry of the building and replacing the window in the flank elevation would harm the appearance of the building it was designed to reflect neighbouring gable ends. As such, the proposal would harm the conservation area and the setting of neighbouring listed buildings.</p> <p><u>Officer response</u> <i>The proposal is not considered to affect the overall symmetry of the building and the minor nature of the works are not considered to harm the conservation area or affect the setting of the nearby listed buildings.</i></p>

Site Description

Park Village East runs north curving west toward Gloucester Gate. To the east of the site is the Euston railway line and to the west is the former Cumberland Basin, which has been filled in. Nos. 2-16 and 22-26 are Grade II* listed buildings designed by John Nash 1825-36. The site lies within the Regent's Park Conservation Area and is not listed.

Nash House is a part three/part four storey block of flats constructed in the early 1960's following war damage. It comprises two identical blocks of four flats connected by a central stair block. The application relates to flat 8 which occupies the top floor of the southern block. Each block has a row of four garages on the front elevation at ground floor level with a recessed second floor. To the rear the elevations are stepped at first and second floor levels. The blocks are modern in their design, and approximately the same size as their 19th Century neighbours and employ the local palette of cream painted exteriors with black detailing. Glazing to the rear is expansive, particularly on the first and second floors which have full width terraces and recessed verandas.

Relevant History

10706 The erection at Nos. 18-20 Park Village East, St. Pancras of a three-storey building with semi-basement comprising eight self-contained flats and eight garages, and for the formation of new means of access to Park Village East. Granted 17/11/1961

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours
B1 General design principles
B3 Alterations and extensions
B7 Conservation areas

Camden Planning Guidance 2006

Extensions and alterations

Regent's Park Conservation Area Statement

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached

to them at this stage.

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration:

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Assessment

The proposal is for the installation of new glass folding doors to the veranda of flat 8 at rear second floor level, and the enlargement of a window to the side (south) elevation at second floor level. The main issue is the visual impact of the works on the character and appearance of the building and conservation area

Revision

The detailing of the proposed folding doors has been amended to include a steel mullion to reflect the design of the lower fenestration.

Visual impact

Folding doors

The northern and southern blocks of Nash House mirror each other and have not been altered externally since they were built in the 1960's. The first and second floors at the rear are set back with terraces running the full width of the blocks. The second floors have verandas next to the central stair/lift tower, whilst the first floors have verandas next to the flank elevations.

Flat 8 occupies the top floor of the southern block of the building. It features a full width terrace to the rear with a small recessed veranda (1m x 3m) set back from the terrace at its northern end. The verandas have solid walls with a single door which limits the amount of light reaching the room behind it. It is proposed to remove the wall and erect glass folding doors 1m in front of the line of the wall to fill in the veranda and bring it in line with the remainder of the glazed frontage at second floor level.

The rear of Nash House is characterised by extensive glazing divided into three bays per block. At first floor level this is a row of windows, half the height of the storey. On the other floors the glazing is full height with a combination of sliding doors and windows. The blocks are not symmetrical individually as there are slight variations to each glazed element. The introduction of glass folding doors to flat 8 would not be an incongruous addition as it would relate to the design and proportions of the surrounding windows and doors.

When read together the northern and southern blocks mirror each other with their symmetrical design. However as the rear comprises four floors, and each block is sub-divided vertically into three bays, it is not considered that the overall symmetry of the blocks would be harmed by the alteration of one element, or that the integrity of the building would be compromised.

Replacement window

The outer flank elevations of Nash House are largely blank apart from a small centrally located window (1200mm x 600mm) at first floor level and a smaller single window (700mm x 600mm) above

it. It is proposed to replace the second floor window to the south elevation with a larger one that matches the size and design of the window below, and reposition it 150mm lower so it matches the position of the window below.

Miniature gable windows are characteristic of the area, but the window to flat 8 is not a gable window as it is positioned below eaves level. There are also windows in flank elevations in the area at first and second floors below the level of the eaves. The smaller size of the second floor windows was intended to reflect the miniature windows of the neighbouring buildings; however. Furthermore the replacement window would still be a minor element of the side elevation, and by lining up with and matching the proportions of the window below, would not harm the appearance of the building.

Design conclusion

Although Nash House is surrounded by a cohesive group of listed buildings it is not part of the group. The proposal is not considered to affect the setting of the neighbouring listed buildings due to its minor nature and location to the rear and side of Nash House. Nash House is not listed in the current Regent's Park Conservation Area Statement as making a positive contribution to the conservation area, and it is not listed in the draft character appraisal as making a positive contribution, nor as being neutral or as having a negative impact. As the proposed works are relatively minor they are not considered to harm the appearance of the host building or the conservation area in line with policies B1, B3 and B7 of the UDP.

Amenity

The proposed infilling of the veranda would not affect daylight or sunlight to any neighbouring properties as it would not extend beyond the existing building envelope. There is an existing terrace so the works would have no impact on overlooking. The replacement bathroom window would look down onto a bathroom window at no. 22. Park Village East. As bathrooms are not habitable rooms and the proposal involves a replacement window, as opposed to a new window, there would not be a significant loss of privacy. Concerns were raised by a resident of 22 Park Village East that the enlarged bathroom window would overlook a bathroom window in the side elevation of a listed building. Following discussions at member's briefing it was confirmed that a condition would be required to obscure glaze the window. The applicant had initially advised that a condition to obscure glaze the window would be acceptable to them.

Recommendation

Grant Planning Permission

DISCLAIMER

Decision route was decided by nominated members on 16th August 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>