

DISCLAIMER

Decision route to be decided by nominated members on Monday 07th June 2010. For further information see

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

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	11/06/2010
	N/A / attached	Consultation Expiry Date:	27/05/2010
Officer		Application Number(s)	
Elaine Quigley		(i) 2010/1956/P (ii) 2010/1701/L	
Application Address		Drawing Numbers	
37 Gloucester Crescent London NW1 7DL		See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s)			
(i) Alterations to existing coal vault at lower ground floor level to create additional residential floor space and installation of new bin store to front forecourt at ground floor level in association with the existing residential dwelling (Class C3).			
(ii) Alterations to existing coal vault at lower ground floor level to create additional residential floor space and installation of new bin store to front forecourt at ground floor level in association with the existing residential dwelling (Class C3).			
Recommendation(s):	(i) Grant planning permission (ii) Grant listed building consent		
Application Type:	Full Planning Permission Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>1 letter of objection received from an adjoining resident at 36E Gloucester Crescent raising the following concerns:</p> <ul style="list-style-type: none"> Structural damage due to excavation works and vibration experienced by other properties in the terrace <p>See paragraph 2.7 of report</p>					
CAAC/Local groups* comments: *Please Specify	<p>Primrose Hill CAAC – comments</p> <ul style="list-style-type: none"> Space could not be habitable given the SPG requirement for natural lighting Concerned about sliding gate in terms of protection of the existing tree Prefer to see timber boarded gate to railings <p>See paragraph 2.9 of report</p> <p>Officer's Comment regarding the issue of the sliding gate – during the course of the application the electronic gates have been omitted from the scheme.</p>					

Site Description

The application site is located on the north side of Gloucester Crescent close to the junction with Oval Road to the west. The site comprises a four storey plus basement mid-terrace Grade II listed building. The property is occupied as a single family dwelling. There is a paved forecourt to the front of the property that is used as off-street parking area. A large mature tree is positioned behind the front boundary brick wall.

The site is within the Primrose Hill Conservation Area.

Relevant History

Planning and listed building applications have been submitted on 05/05/2010 for erection of single storey rear extension to dwelling house (Class C3). The applications are currently invalid.

Planning permission and listed building consent were **granted** on 03/10/2000 for the erection of a three-storey rear extension to replace the existing two-storey extension and associated minor alterations to the glazed conservatory granted permission on 22nd of May 2000 (Ref. PEX0000239) (PEX0000591 and LEX0000592).

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers
B1 General design principles
B3 Alterations and extensions
B6 Listed Buildings
B7 Conservation Areas
N8 Ancient Woodlands and trees

Camden Planning Guidance 2006

Primrose Hill CAS

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:

CS5 – Managing the impact of growth and development
CS14 - Promoting high quality places and conserving our heritage
CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity
CS16 - Improving Camden's health and well-being

DP24 - Securing high quality design
DP25 - Conserving Camden's heritage
DP26 - Managing the impact of development on occupiers and neighbours

Assessment

1.0 Proposal

1.1 Planning permission and listed building consent are sought for alterations to existing coal vault at lower ground floor level to create additional residential floor space and installation of new bin store to front forecourt at ground floor level in association with the existing residential dwelling (Class C3).

1.2 The alterations include the following:

- Lowering of the floor of the front basement vault by 380mm overall to create additional headroom to use the vault as a laundry room
- Removal of the existing door into the vault and replacement with a new door
- Removal of the existing paving to the front forecourt and replacement with natural york stone
- Erection of a bin store adjacent to the boundary wall with no. 36 measuring 0.8m (depth) by 2.3m (length) by 0.92m (height). It would be constructed from hardwood (iroko) and would provide an enclosure for four bins.

Amendments

1.3 The original proposal included the installation of electronic sliding gates on the front boundary. This has been omitted from the scheme during the course of the application (drawing no: 03/02/05). The drawings now confirm that the forecourt would be repaved with natural york stone paving and that the vault would be lined with delta membrane rather than rendered.

1.4 The main issues to be considered as part of the proposal are:

- Impact on the character and appearance of the listed building and conservation area
- Amenity
- Trees
- Other issues

2.0 Impact on the character and appearance of the listed building and conservation area

Front vault

2.1 Originally this would have been used for storing coal although it appears to have been adapted for general storage as there is brick and stone shelving on the walls. This shelving appears to be quite old but it is a feature usually found in wine stores or similar and is not original to the vault. Whilst the retention of such features is desirable in their original location, out of context they are unremarkable and therefore there is no objection to the removal in this case.

2.2 The floor of the vault would be lowered by 380mm but the arched roof of the space would be retained. The character of this space as a subservient space would be maintained by the works and it would be considered acceptable. A new door would be formed to give access to the vaults and the existing door (which is modern) would be removed.

2.3 Additionally the vault will be tanked. The agent has confirmed by letter dated 03/06/2010 and detailed on amended drawings that this would be carried out by using a delta membrane that is a reversible treatment (ie not applying impervious render direct to the brick work). This would be the preferred method for a listed building and would be considered acceptable.

Re-paving front forecourt

2.4 Presently the front garden area is covered in worn and damaged concrete and it is considered unsympathetic to the setting of the listed building. It is proposed to replace this with a durable "york paving". The architect has confirmed that this would be natural york stone and not an artificial stone. The slope of the front

garden area would be unaltered and the appearance of the stone would be a considerable improvement over the existing.

Bin Store

2.5 A bin store would be proposed within the front garden. This would be relatively small in size and would be mainly screened from views from the adjoining property at no. 36 by the 0.8m high side boundary wall. The 1.6m high front boundary brick wall and the mature tree in the front garden would screen views of the bin store from the street scene. The structure would be constructed from hardwood (iroko) which would give a high quality appearance appropriate to the garden setting. It would not be considered to have an adverse impact on the architectural character of the listed building or the character and appearance of the conservation area.

Amenity

2.6 The proposed works to the existing vault would involve some excavation work however this would be relatively minor (dropping the floor of the existing vault by 380mm) and would be carried out by using hand tools. This would not harm the amenity of the adjoining residents in terms of noise and disturbance and would be considered acceptable.

2.7 One of the adjoining occupiers has raised concern about stability to their building and the terrace as a whole as a result of the works. This would be controlled by Building Control legislation. An informative would be attached to the planning permission advising the applicant of the need to apply for Building Regulations.

Trees

2.8 There is a mature lime tree in the front garden of the property that is covered by a Tree Preservation Order (TPO) (T14). The proposed works to the vault would be confined to the existing floor space and no extension to this area is proposed. The existing forecourt is paved and it is proposed to replace this with natural york stone paving. In order to protect the root system of the tree a condition would be attached to ensure that the works are carried out in accordance with the recommendation of the British Standard (Recommendation for Tree Work). The proposed bin store would not include any major foundation works. Consequently the proposed works would not be considered to have an adverse impact on the root system of the tree.

Other issues

2.9 The Primrose Hill CAAC commented that the space within the vaults could not be habitable given the SPG requirement for natural lighting. The original description of development referred to the additional space as habitable. This has been noted and the description of development has been changed to describe the space as additional residential floor space as the vaults are for use as a laundry room not habitable floor space.

Conclusion

Grant planning permission and listed building consent.