

Delegated Report		Analysis sheet	Expiry Date:	31/05/2010
(Members Briefing)		N/A / attached	Consultation Expiry Date:	14/05/2010
Officer			Application Number(s)	
Rob Tulloch			(i) 2010/0685/P (ii) 2010/0691/L	
Application Address			Drawing Numbers	
42a Maple Street London W1T 6HF			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
(i) Additions and alterations to under pavement vaults (Class C3). (ii) Additions and alterations to under pavement vaults and reconfiguration of internal walls and partitions to basement flat (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	25	No. of responses	02	No. of objections	02
			No. Electronic	00		

Summary of consultation responses:	<p>A site notice was displayed from 23/04/2010.</p> <p>2A Conway Street object to enclosing the lower ground floor vault as it is out of keeping with the other basements.</p> <p><i>Officer response – only a small part of the lightwell under the ground floor entrance steps would be enclosed, which is a common intervention for buildings of this type and would not harm the character of the listed building or the appearance of the conservation area.</i></p> <p>42D Maple Street object that the lightwell is a communal area and will not agree to works being carried out unless it is for the benefit of all residents.</p> <p><i>Officer response - The only access to the lightwell is through the basement flat. The right to carry out the work is a civil matter.</i></p>
---	--

CAAC/Local groups* comments: <small>*Please Specify</small>	Bloomsbury CAAC were notified, no response received.
---	--

Site Description

The building is a 4 storey plus basement Georgian terraced property dating from c.1777-1787. It is constructed in darkened stock brick with later patching and a stucco frontage at basement and ground. It is Grade II listed and lies within the Bloomsbury Conservation Area. The building is currently divided into flats.

Relevant History

No relevant history.

Relevant policies

Camden Replacement Unitary Development Plan 2006

- B1 General design principles
- B3 Alterations and extensions
- B6 Listed buildings
- B7 Conservation areas

Camden Planning Guidance 2006

Extensions and alterations

LDF Core Strategy and Development Policies

- DP24 Securing high quality design
- DP25 Conserving Camden's heritage

CS14 Promoting high quality places and conserving our heritage

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.

Assessment

The application relates to the basement flat. It is currently laid out as a studio and it is proposed to change the layout to create a separate bedroom. Externally it is proposed to enclose the space in the lightwell under the steps to the ground floor entrance and to remove the doors to the under pavement vaults. The main issues are the effect of the works on the character of the listed building and the character and appearance of the terrace and conservation area.

Revision

Certain elements of the proposal were considered to harm the character of the listed building, a curved partition wall was considered to be an incongruous feature and the removal of an infill panel to the eastern vault was considered to harm the character of the listed building. These elements have been removed from the proposal.

Internal works

The internal works involve changing the layout of the studio by relocating and reducing the size of the kitchen and bathroom to create a separate living room and bedroom. A curved wall was proposed for the lobby into the rear bedroom, which would have been a slightly incongruous feature and has been replaced with a more conventionally shaped lobby.

The basement has been stripped of its historic features, with the rear room compromised through the installation of a bathroom. The internal alterations would create a more conventional plan form and are considered to improve the overall layout of the building.

External works

The property has a front lightwell, it is proposed to enclose the space beneath the steps to the ground floor entrance door. A pair of doors are to be inserted within the arched opening looking into the lightwell and are set back behind the line of the ground floor 'bridge'. This is a common intervention on buildings of this type and would not harm the appearance of the front elevation of the building nor detract from an appreciation of its form and functionality.

It is also proposed to remove the existing doors to the under pavement vaults and the removal of the solid infill panel to the western vault so as to expose its arched shape. There is no objection to the principle of removing the vault doors as these do not appear to be of any particular merit. The removal of the solid infill panel to the western vault would fundamentally alter the spatial quality of the lightwell and detract from its historic functionality as a service yard and this element has been removed from the proposal.

The eastern vault would be bisected by the enclosure of the area under the bridge and a single leaf door would be inserted into the remaining half. This would be vertically planked to retain the service character of the vaults and is considered acceptable.

In conclusion the works are not considered to harm the character of the listed building, and being confined to the basement, are not considered to harm the character or appearance of the conservation area.

The proposal is not considered to affect the amenity of any adjoining occupiers.

Recommendation

Grant Planning Permission
Grant Listed Building Consent

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613