

DISCLAIMER

Decision route to be decided by nominated members on Monday 12th April 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:	13/04/2010
		N/A / attached	Consultation Expiry Date:	16/3/2010
Officer		Application Number(s)		
Hugh Miller		2010/0574/P & 2010/0401/L		
Application Address		Drawing Numbers		
23 Mercer Street London WC2H 9QR		Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
A: 2010/0574/P - Reinstating of existing Pulley at 3rd floor level and retractable platform at 1st,2nd and 3rd floor levels (C3).				
B: 2010/0401/L – Works in association with reinstating of existing Pulley at 3rd floor level and retractable platform at 1st, 2nd and 3rd floor levels (C3).				
Recommendation(s):		A: 2010/0574/P Grant Planning permission. B: 2010/0401/L - 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	20	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Site notice displayed 19/2/2010, expires 12/3/2010. No responses have been received.					
CAAC/Local groups comments:	<u>Covent Garden Community Association</u> : Object. The applicant has failed to show that these proposals will either a) reflect the original features or b) improve and enhance this unique building in the Seven Dials Conservation Area. Officer comments: Please refer to paras. 2.1 to 2.7 in report					

Site Description

Grade II listed former warehouse building, now a dwellinghouse, dating from the late C19, restored 1978-85 by Terry Farrell as part of refurbishment of Comyn Ching Triangle. The building is also in the Seven Dials conservation area.

Relevant History

2009/5833/L - LBC granted 17.2.2010 for - Replacement of existing single glazed windows and doors to match existing and installation of secondary glazed screen units to single dwelling house (Class C3).

LSX0005126 – listed building consent granted 05.12.2000 for - Replacement of glass roof at basement level and enlargement of one rooflight and addition of three new rooflights in the main roof.

9570148 – listed building consent granted 22.09.95 for Internal alterations at third floor level together with the erection of a small air conditioning unit on the roof

8570170 – listed building consent granted 07.08.85 for Works of refurbishment and alteration.

8500902 – listed building consent granted 07.08.85 for Works of refurbishment and alteration.

Relevant policies

RUDP 2006:

SD6 - Amenity for occupiers and neighbours
B1 – General design principles
B3 – Alterations and extensions
B6 - Listed buildings.
B7 - Conservation areas

Draft LDF Core Strategy

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

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.

*CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
CS14 – Promoting high quality places and conserving heritage / conservation areas*

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

Assessment

1.0 Background

1.1 In February 2010, planning permission was granted for the “Replacement of existing single glazed windows and doors to match existing and installation of secondary glazed screen units.

The application proposes the following:

- A: 2010/0574/P - Reinstating of existing Pulley at 3rd floor level and retractable platform at 1st, 2nd and 3rd floor levels (C3).
- B: 2010/0401/L – Works in association with reinstating of existing Pulley at 3rd floor level and retractable platform at 1st, 2nd and 3rd floor levels (C3).

The main concerns are a) design and impact on the character and appearance of the historic building and on the character and appearance of the conservation area and b) neighbour amenity.

2.0 Design

Front elevation

2.1 The drawings have been revised and a historical photograph has been submitted which illustrates the pulley in position. Further information has been also been submitted to show the details of the proposed lighting.

2.2 The proposal seeks to make alterations to the building's front elevation, principally the reintroduction of lost elements associated with its former warehouse function, including metal hoist arm and projecting timber landing platforms at the upper floors. These are interesting elements which help to provide a visual link to the building and area's former uses, (*and to that of the Comyn Ching triangle, which was owned and in use by Comyn Ching ironmongers until the late C20*). The proposed details complement the character of the Seven Dials conservation area as a whole, with its mix of industrial buildings and domestic terraces.

2.3 The design of the pulley arm has been revised to broadly replicate that in the historic photograph, however, it is proposed to be located on the right hand side of the building, as there is a bracket remaining in situ at high level which will be reused to support the pulley. It is considered that the proposed reinstatement of these historical artefacts on the front elevation would preserve the special interest of the host building.

2.4 Small face-mounted lighting is proposed, in order to illuminate the front face of the building and

provide enhanced lighting on the front elevation of the host building. It is not considered that the illumination of one building would be to the detriment of the rest of the western side of the street. Further details of the lighting have been submitted during the course of the application, and demonstrate that the lights are small, modern and reversible and the position is not considered to detract from the special interest of the building, which is robust in its appearance and character.

Rear elevation

2.5 Secondary glazing is proposed to the internal face of the windows on the rear (courtyard) elevation. This is considered acceptable as the reveals have been lined out with modern plasterboard, and the secondary glazing will not detrimentally impact on any significant historic fabric nor the character or appearance of the building internally or externally.

2.6 The proposed alterations would not harm the character of this listed building as a building of special architectural and historic interest; neither would they harm the character or appearance of the conservation area generally.

2.7 The proposals are considered to comply with relevant design policies B1, B3, B6 and B7 of the RUDP.

3.0 Neighbour amenity

3.1 The proposed projecting timber landing platforms are not terraces and would not have any significant impact on neighbour amenity through overlooking/ loss of privacy or loss of sunlight/daylight to adjacent occupiers. It is not considered that the proposal would cause any additional harm through light pollution/ spillage because the light would project onto the front elevation to illuminate the building. The proposed accords with policy DS6.

Recommendation: Grant planning and listed building consent.