

Delegated Report		Analysis sheet		Expiry Date:	30/06/2009
				Consultation Expiry Date:	12/06/2009
Officer			Application Number(s)		
Jenny Fisher			1. 2009/1562/P 2. 2009/1565/L		
Application Address			Drawing Numbers		
Flat 4 9 Cambridge Gate London NW1 4JX			Refer to decision letter		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1. Erection of conservatory at rear third floor level (following removal of existing upvc conservatory). 2. Works associated with the erection of conservatory at rear third floor level (following removal of existing upvc conservatory).					
Recommendation(s):		1. Grant planning permission with conditions 2. Grant listed building consent with conditions			
Application Type:		Full Planning Permission Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	18	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<u>English Heritage</u> Should be determined in accordance with national and local policy guidance, and on the basis of specialist conservation advice.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<u>Regent's Park CAAC- COMMENT</u> There was no objection to this application for the frameless glass conservatory which was in fact regarded as an improvement on the existing upvc conservatory. However, the committee requested that measures be put in place, by condition, to ensure that light pollution would be kept to a minimum. <i>Officer comment</i> <i>Proposed is the replacement of an existing conservatory. It Is considered that in the light of this and the use, position and size of the structure proposed, unlikely to result in harm to local amenity, it would be unreasonable to require artificial light within the kitchen to be switched off at a stated time or that blinds are installed.</i>					

Site Description

9 Cambridge Gate forms part of a terrace of ten houses built around 1875. The terrace comprises substantial houses at each end (nos. 1 and 10) built on a square plan over five floors and attic with a basement. Between these houses, Nos. 2 and 9 are smaller (four floors, attic and basement) set back slightly from the building line of the end houses.

About 1995 the central part of the terrace (Nos. 2 – 9) that had fallen into disrepair was restored and refurbished. The lower floors were converted into flats which were extended horizontally across pairs of the houses. The upper floors were converted into single flats. Flat 4 (the application premises) occupies the third, fourth and fifth (attic) floors. The conversion was carried out in 1998. Upper parts of the building were completely re-built behind the front façade.

A row of Mews dwellings (west side of Cambridge gate Mews) run along the rear of the more substantial Cambridge Gate development. Colosseum Terrace properties back onto the east side of Cambridge Gate Mews.

The terrace and railings are grade II listed. It overlooks the outer circle of Regent's Park and forms part of the Regent's Park Conservation Area.

Relevant History

01/09/1994 9400493 Approved

Change of use and works of conversion from office and residential use to 23 self-contained flats and a single family dwelling together with works of demolition extension and alteration.

01/09/1994 9470104 Approved

Works of part demolition extension and alteration in connection with conversion of premises to 24 residential units.

Condition 4

Detailed drawings or samples of materials, as appropriate. Works specified include conservatories at upper floor levels to houses nos. 4, 6, 8 & 9.

03/08/1995 9470370 Approved

Approval of details Part approval of details of services and new doors windows and stairs etc. pursuant to additional conditions 02 and 04 of the listed building consent dated 2nd September 1994 (Reg.no.HB/9470104/R2) for works of part demolition extension and alteration in connection with conversion of the premises to twenty four residential units.

Relevant policies

Replacement UDP SD6; SD7; B1; B3; B6; B7

Camden Planning Guidance: conservation areas; design; listed buildings; overlooking; roofs and terraces

Regent's Park Conservation Area Statement

Assessment

Proposed

Replacement of an existing conservatory built on the terrace of flat 4 at rear third floor level. The conservatory is a glazed construction with a upvc frame and a mono pitch roof leaning against the brickwork of the rear elevation.

The new conservatory would be a frameless glass construction with a flat roof. Glazed sections would be joined with clear silica, doors hung on two brushed finish steel hinges. The footprint of the conservatory would match existing.

The conservatory forms an extension to the kitchen. The replacement proposed would allow an upgrade of thermal insulation that it is claimed would reduce heat loss from the kitchen area.

Council records show that the existing conservatory was approved 01/09/1994 (9470104) and included on drawings submitted as an application for approval of details 03/08/1995 (9470370). For clarification the applicant has submitted a copy of plan (dated March 1997) that was attached to the lease granted in 1998 when the flat was sold that includes the conservatory in outline. Also provided are drawings dated May 1994 approved 09/1994. These include the conservatory to rear of flat 4.

Main issues for consideration:

1. Visual impact

The new frameless glass design of the proposed conservatory is considered a visual improvement on the existing UPVC structure. Proposed drawings do not include details showing how the conservatory is to be erected or any detailed sections through the glazing joints. It is recommended that planning permission and listed building consent should be on condition details are submitted for written approval.

2. Amenity

The conservatory would be tucked into a corner of the third floor terrace against a much higher brick wall. It would be set back 2m. from the roof edge and 4.5m. from the boundary with the neighbouring property, the rear building line of which is set back from the line of the kitchen extension from which the conservatory extends.

The third floor terrace is higher than the roof tops of Colosseum Terrace properties that back onto the site. The outer edge of the conservatory would be 30m. away from the rear elevation of Colosseum Terrace properties. The proposed extension would replace an existing conservatory, it would not introduce a new glazed structure within the vicinity of neighbouring properties.

It is considered that the conservatory would not allow unreasonable opportunities of overlooking resulting in loss of privacy.

UDP policy UD7 refers to light pollution and the form of pollution that can diminish the quality of life for residents. Proposed is a small extension (3.4m (w) x 1.7m. (d) x 4m. (h) to the kitchen of a residential apartment. It is considered that the amount of light that may be visible from properties backing onto the application site is unlikely to cause harm to local amenity. It is noted that to the rear of Cambridge Gate apartments there are dormer windows and conservatories that comprise similar amounts of glazing to that proposed.

Recommend approval with a condition requiring the submission of details.

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