

Delegated Report		Analysis sheet		Expiry Date:		20/03/2009	
				Consultation Expiry Date:		27/02/2009	
Officer				Application Number(s)			
Jenny Fisher				1. 2008/3719/P 2. 2008/3934/L			
Application Address				Drawing Numbers			
Basement/ ground Floor maisonette 123 Parkway London NW1 7PS				Refer to decision letters			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1. Replacement of existing double height conservatory extension to the rear, replacement of window at basement level within the rear elevation and the excavation of a rear lightwell to existing flat. 2. Internal works and works associated with the replacement of existing double height conservatory extension to the rear, replacement of window at basement level within the rear elevation and the excavation of a rear lightwell to existing flat.							
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	07	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:							
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Regent's Park CAAC</u> No objection					

Site Description

One of three early 19th century terrace houses. It comprises a stock brick façade with a stuccoed façade at basement and ground floor level. The premises were converted to office use with a rear conservatory providing a basement/ground floor link in the early 1980s. The ground floor and basement were converted to residential use in the late 1990s.

The terrace is on the east side of the road between a railway cutting and Gloucester Gate Bridge and is the remnant of a longer terrace.

The building is grade II listed and falls within the Regent's Park Conservation Area.

Relevant History

27/04/1998 PE9800016R1

Change of use of the basement and ground floor from offices to a maisonette including internal alterations.

10/07/2001 LEX0100116

Alterations to rear ground floor and conservatory

Relevant policies

Replacement UDP: S1; S2; S7; SD6; B1; B3; B6; B7 and N7

Camden Planning Guidance December 2006: conservation areas; design; extensions; listed buildings;

Regent's Park Conservation Area Statement

Assessment

Works are proposed for the basement and ground floor maisonette.

No alterations are proposed to the front.

Rear

The existing ground floor single storey glazed extension would be replaced with one of a similar design but to the rear of the basement as well as at ground floor level. A lightwell, (1.9m from the rear elevation to the garden edge) would be excavated within the garden. A glazed walkway would link the ground floor with the garden. Because of the narrowness of the lightwell directly adjacent to the house, the glazed wall of the conservatory would not expose a significant amount of structure at basement level. As a consequence it would not be read as a double height conservatory and the ground floor will be viewed as having a direct relationship with the garden.

The existing conservatory is clearly a non original structure, most likely dating from the early 1980s and as such there is no objection to its replacement. The new conservatory would be similar in dimensions to the existing with the overall height and depth the same. It would have a painted timber frame and the simple design would not detract from the appearance of the building. The solid roof with a rooflight is considered unacceptable; a glazed roof retaining a lightweight appearance is preferred. The Council's Conservation Officer has no objection to recommendation for approval but requests a condition requiring details of the roof. The applicant has been informed of this and also advised that details of a glazed roof should be submitted.

On the closet wing a new enlarged sash window at basement level would be installed. The design is considered appropriate for the building. Thick glazing bars on a double glazed window was originally proposed; the applicant has submitted a revised drawing showing a timber framed, single glazed, sash window, this is considered acceptable.

Internal works

The basement has been considerably altered in the past and as a result works proposed are considered acceptable. An infill section with a fireplace is a later addition and can be removed. Originally proposed was the removal of an original chimney breast, this was unacceptable, but has been retained in revised drawings.

The Council's Conservation Officer was concerned about aspects of proposed alterations presented by the original scheme. However following the submission of revised drawings including the relocation of the more intrusive interventions (new staircase and removal of walls) that would be confined to areas of less importance, i.e. the conservatory, rear wing and basement, proposed works are now considered acceptable.

Tree

There would be no detrimental impact on a lime tree to the rear of the garden and no specific protection would be required.

Amenity

Works proposed would allow the applicants to rationalise their accommodation. There would be no impact on adjoining occupiers, above and either side.

Conclusion

There would be no adverse impact on the special historic value of the listed building or character and appearance of the conservation area arising from the scheme. The original drawing included a glazed roof to the conservatory; a solid roof has been introduced in the revised drawing. The applicant would not have been aware that this would be unacceptable. He has now been informed; however there was no time to invite a revised drawing. The Council's Conservation Officer is satisfied that this is a matter that could be addressed by condition.

Recommend approval with conditions.

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