

DISCLAIMER

Decision route to be decided by nominated members on Monday 17th December 2007. 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:	25/12/2007
		N/A / attached	Consultation Expiry Date:	03/12/2007
Officer			Application Number(s)	
Elaine Quigley			(i) 2007/4096/P (ii) 2007/4098/L	
Application Address			Drawing Numbers	
Flat 21 Denys House Bourne Estate London EC1N 7SR			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
(i) Installation of ramp to the entrance to allow for disabled scooter access to flat. (ii) Installation of ramp to the entrance to allow for disabled scooter access to flat.				
Recommendation(s):		(i) Grant planning permission subject to conditions (ii) Grant listed building consent subject to conditions		
Application Type:		Councils Own Permission Under Regulation 3		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>No letters received as result of display of site notice.</p> <p>One letter of support was submitted as part of the application from a resident of 30 Redman House, Portpool Lane.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	English Heritage – acceptable providing condition attached securing brickwork and bond match the existing in colour, texture and profile and ironwork should match the existing balcony ironwork.					

Site Description

The application site is located to the north of Portpool Lane and relates to the ground floor of a residential five storey mansion block within the Bourne Estate. The buildings within the northern part of the south side of the estate are grade II listed buildings including Skipwith House, Ledam House, Redman House. The estate has international significance as the model for highly influential public housing erected in Vienna immediately after the First World War. The site is within the Hatton Garden Conservation Area.

Relevant History

2006/1724/P and 2006/3124/L

Planning permission and listed building consent were refused on 12/09/2006 for the installation of external ramp to the entrance to allow disabled access. The size, design and materials of the proposed ramp were considered to be detrimental to the architectural integrity of the building and the character and appearance of the conservation area.

Relevant policies

Adopted Replacement UDP 2006

SD6 Amenity for occupiers and neighbours, SD1C Access for all, B1 General design principles, B3 Alterations and extensions, B6 Listed buildings, B7 Conservation areas.

Camden Planning Guidance 2006

Access for all, Conservation areas, Listed buildings.

Assessment

Planning permission and listed building consent is sought for alterations in connection with the installation of an external ramp to the recessed entrance of the ground floor flat to allow disabled access. The flat is currently accessed by one shallow step up to a landing area that leads to the entrance door. The disabled ramp would project out 1.2m in width from the front façade of the building and would be constructed incorporating a concrete ramp and hand railings that would be 900mm in height. The ramp projection and width is dictated by the need to accommodate a motorised scooter (see occupation therapy adaptation statement submitted as supporting document).

The proposals have been amended since the previously refused schemes to incorporate the following amendments:

- Width of the ramp reduced from 1.5m to 1.2m in order to ensure the ramp would not project notably beyond the existing communal bin store projection from the building
- Use of cast iron balustrade painted gloss black to match the balustrade to the balcony of the flat above. Previously refused scheme proposed metal railings that incorporated wide spacing between the railings
- Materials of balustrade wall revised from concrete to yellow London stock bricks, in English bond, finished with row of headers to match the existing main building wall

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

- The impact of the proposal on the character and appearance of the listed building
- The impact of the proposal on the character and appearance of the conservation area
- The impact of the proposal on the amenity of the adjoining properties

Character and appearance of the listed building

The principle of the proposed ramp would not be considered to directly harm the special interest of the estate or the architectural fabric of the building as it would be representative of the original public housing ethos to improve the quality of life of its residents and would be supported. The size, design and materials of the ramp are in keeping with the overall design of the building and the estate that is predominantly built in stock brick, red rubbers, red glazed brick and slender square section iron railings. The spacing between the proposed railings of the ramp would match the design of railings in the balcony of the flat above. The proposal would preserve the character and appearance of Denys House and would not be considered harmful to the special architectural interest of the buildings of the estate.

English Heritage has raised no objections to the proposal providing conditions are attached securing the brickwork and bond match the existing in colour, texture and profile and ironwork should match the existing balcony ironwork. This would be required by condition.

As the application relates to an existing dwelling the Buildings Regulations requirements only specify that the access is not made worse than currently exists. The proposal is in line with these requirements and no objections have been raised in terms of accessibility.

Character and appearance of the conservation area

The proposed design and materials of the disabled ramp would reflect the character or appearance of the adjoining buildings and would be considered appropriate within the estate as a whole.

Amenity of the adjoining properties

The ramp would extend out into the communal footpath area of the quadrangle but would not appear to project notably forward of the existing bin store areas. Although the proposal would reduce the width of this part of the footpath it would not make the footpath unusable and would be considered to have an acceptable impact on the amenity of the adjoining residents.

Conclusion

The proposed disabled ramp would be considered acceptable in terms of its width, its relationship to the adjoining buildings, its design and materials and would preserve the special architectural interest of the building and the surrounding buildings within the estate and would be considered acceptable subject to conditions relating to materials. The proposal would be recommended for approval.