

Delegated Report Member's Briefing		Analysis sheet		Expiry Date:	22/05/2007
		N/A / attached		Consultation Expiry Date:	
Officer			Application Number(s)		
Victoria Lewis			2007/0273/P 2007/0275/L		
Application Address			Drawing Numbers		
1 Cumberland Place London NW1 4NA			See decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
(1) Erection of 2m high garden arbor (Timber archway) to side garden of single family dwelling house (Use Class C3). (2) Remedial works to existing courtyard garden at ground floor level in connection with leaking roof structure, installation of a new tanking system and relandscaping of garden area to single family dwelling house (C3).					
Recommendation(s):		Grant Planning Permission Grant Listed Building Consent			
Application Type:					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	00	No. of objections	00
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: *Please Specify	<p>The Regent's Park CAAC has commented as follows:</p> <p>Object to the proposals considering that the proposed alterations to the garden were extremely unsympathetic, of a contemporary and rectilinear design inappropriate for a Listed Regency building. The following elements would be particularly insensitive:</p> <ul style="list-style-type: none"> • The rectilinear water rill and water wall – response – consent is not required for the water rill as it would sit flush with the paving. The water wall would only be visible from the raised pavement at the front of the property. Its simple design would complement the listed building. • Absence of planting to the south boundary – a key junction with Chester Terrace – response – there is no scope to control this. • Two types of hedging which would result in lack of symmetry – response - there is no scope to control this • The characteristic paving of the Park and the conservation area is York stone. African basalt slabs and Brabazon paving would be inappropriate – response – agreed. The proposal has been amended to incorporate Portland stone which is considered to be acceptable. <p><u>English Heritage</u></p> <p>Do not wish to offer any comments - flexible authorisation.</p>					

Site Description

Nos. 1-4 Cumberland Place are Grade 1 Listed. The List description reads as follows: Block of 4 houses giving impression of 1 large house. c1828. By John Nash and possibly J Thomson. Stucco with brick rear elevation. Slated mansard roof with dormers. EXTERIOR: symmetrical block with main elevation to Regent's Park but entrances on rear to Cumberland Place. 4 storeys, attics and basements. 7 window range. Returns with 3 windows and projecting semicircular bays rising to main cornice. Main elevation with projecting end bays and central projecting tetrastyle pedimented Corinthian portico, columns rising through 1st and 2nd floors, ground floor forming a podium. Corinthian pilasters to other bays, paired at projecting bays, supporting the main entablature with projecting cornice at 3rd floor level. Recessed sashes to ground, 2nd and 3rd floors. 1st floor with casements and cast-iron balconies.

The site forms part of the Regent's Park Conservation Area.

Relevant History

90/70494 – Alterations and repairs together with an extension at basement level to provide a swimming pool – GRANTED.

2006/4715/L – Removal of existing fireplaces to two rooms and installation of new marble fireplaces – GRANTED.

Relevant policies

B1 – General design principles

B6 – Listed buildings

B7 – Conservation areas

Regent's Park Conservation Area Statement

Camden Planning Guidance 2006

Assessment

Overview

Listed building consent is sought for relandscaping the garden at the side of the property. This area is formed by the roof of a basement swimming pool which was previously landscaped but has now been stripped back to the roof of the structure. This area has been retanked owing to leakages into the pool room below. Given the proximity of the proposed works to the south elevation of the building it is considered that they would have an effect upon the character of the listed building and that listed building consent is required. Planning permission is required only for the erection of a 2m high iroko garden arbor as it would front the highway. The arbor is an arch type structure and it is proposed that climbing plants would be grown over it. The the following work is proposed:

- New tanking system to the roof of the swimming pool room.
- Paving of the area with Portland Stone (African basalt slabs and Brabazon paving is shown on the plans but the agent has confirmed in writing that York stone will be used);
- A water wall located along the eastern boundary;
- New planting (no consent required);
- 2m high Iroko garden arbor.

Design

Policy B1 of the UDP establishes general design principles; policy B6 seeks to preserve the special historic and architectural interest of listed buildings and policy B7 seeks to preserve or enhance the character or apperance of designated conservation areas.

- New tanking system to be installed on the roof of the swimming pool room. This work has already been carried out and only affects the modern basement swimming pool. There has been no impact upon the historic fabric of the building.
- Paving of the area with York Stone. This would be in keeping with the character of this part of the Regent's Park Conservation Area. A condition for a sample be submitted for approval is recommended to ensure a satisfactory finish.
- Water wall to the eastern boundary. This feature would only be visible from the raised pavement along the front (eastern) boundary of the site. Although contemporary, they would be simple structures, clearly a modern addition and would not detract from the setting of the listed building.
- 2m high Iroko garden arbor; its height would render it visible from the public realm (south elevation) although the plans state the intention is for climbing plants to grow over it. This element of the proposal would not detract from the setting of the building.
- The proposed landscape finish would be simple and contemporary and the linear formation of the water rill, water wall and hedging would successfully contrast with the curves of the building.

Recommendation

That planning permission and listed building consent be granted, subject to conditions.