

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	06/06/2007
		N/A / attached		Consultation Expiry Date:	16/5/2007
Officer			Application Number(s)		
Hugh Miller			2007/1024/P (Associated listed building application 2007/1025L)		
Application Address			Drawing Numbers		
56 Cumberland Terrace and 30 Cumberland Terrace Mews London NW1 4HJ			Site Location Plan 104/1; 4G; 5F; 6E; 7E; 9G; 11E; 12G; 24B; 25; 26; Schedule of Changes; Environmental Sound Survey & Equipment Assessment; 104/4E; 05C; 6C; 7C; 9E; 11C; 12E; 24A		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Amendments to planning permission (2006/1725/P) granted 5/6/06 for alterations and extension to existing dwelling house, including the addition of a two-storey infill extension to rear courtyard; and enlargement of mews garage and associated doors. (Amendments relate to installation of plant at roof level, enlarged lightwell at basement level, changes to doors and windows)					
Recommendation(s):		A: Grant Planning Permission ref. 2007/1024/P B: Grant Listed Building Consent ref. 2007/1025/L			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	None Site Notice displayed 27/4/2007. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<u>Regents Park CAAC:</u> Objection. The committee objected to plant at roof level-on ecological grounds. <u>English Heritage:</u> Comment. The applications should be determined in accordance with national and local policy guidance and on conservation advice.					

Site Description

This property forms part of a Grade I listed monumental palace fronted terrace of 59 houses overlooking Regents Park. The building stands 4-storeys tall with a basement and is stucco fronted with three sash windows to each floor and giant order ionic pilasters to the front elevation. The rear of the building is of yellow stock brick with a regular fenestration pattern of a single sash window to the rear room and a further sash lighting the staircase. At ground to 1st floor level the staircase window is set within an arched opening.

To the rear of the site stands its associated mews building, which was converted to residential use several decades ago. This building is of yellow stock brick and stands two-storeys tall under a pitched slate clad roof.

Relevant History

56 Cumberland Terrace & 30 Cumberland Terrace Mews

In March 2006 planning permission and listed building consent were **refused** (2005/4875/P & 2005/4877/L) for alterations and extension to existing dwelling house, including the addition of a two storey infill extension with roof terrace to rear courtyard; enlargement of mews garage and associated doors and alterations to roof of mews building. The following elements of the proposal were considered to cause harm to the setting or interest of the Listed Building:

1. The inappropriate bulk, design and style of the proposed roof extension to the west roof slopes of the mews building
2. The alterations to the plan form of the third floor resulting from the proposed repositioning of the spine wall at third floor level
3. The design, configuration and detailing of the proposed replacement windows looking into the internal lightwell and to the front elevation of the mews building

The additional reason for refusal of the planning permission was:

1. The proposed roof terrace would result in an unacceptable degree of overlooking and consequent loss of privacy to neighbouring occupiers at 55 Cumberland Terrace

March 2006 the appellant withdrew their appeal.

In 2001 listed building consent was **granted** for (LSX0105320) internal and external alterations including the lowering of the floor level in the side wing by 400mm, alterations to fenestration and amendments to the design of the proposed conservatory, as material amendments to listed building consent (LSX0005152/R2).

In 2001 planning permission and listed building consent were **granted** (PSX0005151 & LSX0005152) for internal and external alterations, including the erection of a 2 storey extension within the internal lightwell between the main dwelling and the associated mews house.

In 1987 permission was **refused** for the erection of a conservatory to the rear of the property.

57 Cumberland Terrace & 31 Cumberland Terrace Mews

In February 2006 planning permission (2005/4583/P) and listed building consent (2005/4588/L) were **granted** for the enclosure of the existing lower-ground floor internal courtyard with the provision of a terraced area above new ground floor level; installation of a staircase connecting the new terraced area to an existing first floor terrace over No. 31 Cumberland Terrace Mews; new rooflight within flat roof above ground floor level, and new rooflight within west facing roof pitch to No.31 Cumberland Terrace Mews and various internal works of demolition and refurbishment.

In June 2006 Pp and listed building consent granted for the alterations and extension to existing dwelling house, including the addition of a two storey infill extension to rear courtyard; and enlargement of mews garage and associated doors, ref. /2006/1725/P & 2006/1727/L.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

RUDP 2006:

SD6 Amenity for occupiers and neighbours
SD7 Noise / vibration pollution
SD8 Disturbance from plant & machinery
B1 General design principles

B3 Alterations and extensions
B6 Listed Buildings
B7 Conservation Areas

SPG 2006:
Section 28 –Noise & vibration

Assessment

The current applications seek amendments to the extant approved scheme of June 2006 as follows:

- ❑ installation of plant at roof level, enlarged lightwell at basement level, changes to doors and windows.

Design

Mews Building /External

Ground floor

The proposed would result in the omission of the sitting room in favour of a second garage and this is considered acceptable. Externally this would involve the insertion of two garage doors and new brick pier rather than the single consented door and adjacent window. This is considered an improvement over the consented scheme as it retains the 'service' appearance of the building rather than making it appears overtly residential.

1st Floor

It is proposed to install an additional rooflight to the rear roof slope. This is to be flush fitting and will have a minimal impact on the appearance of the building. The consented window looking into the lightwell would reduce in height but given its location, not visible from the public realm. Moreover, as a minor change it is not considered harmful to the appearance of the host building and is considered acceptable.

The previously consented scheme included metal railings to the roof terrace. It is now proposed to install structural glazed balustrade, which is of similar proportions to the approved. As an alternative, this is not considered ideal. However, a glass balustrade was granted permission on the adjacent property in 2006 and therefore, this proposal would be difficult to resist. In view of its location, between the Mews buildings on the common party wall it is considered on balance to be satisfactory.

Main House /External

Basement

It is proposed to increase the size of the lightwell at basement level to match that at ground floor level. This is considered acceptable, as it is a minimal alteration that would slightly reduce the amount of site coverage.

Double doors are now proposed from the link into the lightwell, and from the Mews building to the lightwell, instead of a single door. This is a minor change in a concealed location and would not harm the appearance of the building and it is considered acceptable.

It is also proposed to render the internal lightwell. It would be preferable that this were left as exposed brickwork as this would match the over-riding material of the rear elevation of the main building. However it should be noted that part of the lightwell is already smooth rendered as shown by photograph. The agent has confirmed that the lightwell would have a smooth painted rendered finish matching the existing. Given the existing partial render, it is not considered that full render would be materially detrimental to the appearance of the host building or detract from the character and appearance of the C.A. It is considered satisfactory.

Roof level

It is proposed to install two air-handling units at roof level, with a slate clad acoustic screen to conceal them. Although these look like they could be visually intrusive from the section drawings, the height of

the building and the available vantage points mean that these will not be seen from the public realm. The agent has confirmed that the details of the plant enclosure are shown on drawing no.104/9G. The information comprises –slate clad acoustic screen in front of 2 no. Air Conditioning units [type ANH 0807] fixed to the lift overrun. The proposal is visually satisfactory and accords with policies B1, B3 & B7.

The lowest L A90 measured was 37dB(A). Assuming that the proposed external plant is able to operate 24 hours, the target level should be 32dB(A) at 1.0m from the facade of the nearest sound sensitive location. The submitted acoustic report demonstrates that the noise from the plant would not exceed 32dB(A) at 1.0m from the adjacent residential windows, which is acceptable, and condition is attached to this effect.

Main House/ Internal

A toilet is proposed for underneath the stairs rather than the consented store. This is a minor change that is considered acceptable. The additional service runs are not contentious as the interior of this terrace was comprehensively rebuilt following WWII bomb damage.

Ground

It is proposed to remove the double doors and screen within the entrance hall. The agent has indicated that these date from the 1970s. As the building was comprehensively remodelled in the post-war period, the removal of these doors is considered acceptable.

A new matching door is proposed for the top of the ground to basement staircase so as to provide a fire compartment. A door in this position is not un-common and is considered acceptable.

2nd Floor

It is proposed to make minor modifications to the layout of the master bedroom. These are considered acceptable given the remodelled interior of the building.

3rd Floor

The minor modifications at this floor level are also considered acceptable for the reason above.

For the reasons outlined above, the proposed amendments are not considered to harm the special interest or character and appearance of the building or the character and appearance of the Regents Park C.A. and the proposal is considered to be acceptable.

Neighbour amenity

There is an existing roof terrace at first level rear at the host building. The continued use of the roof does not raise any new overlooking issues.

The acoustic screen would prevent noise nuisance impact from the proposed air-conditioning units and is acceptable to policies SD7, SD8 & SPG guidelines.

Recommendation planning permission & listed building consent be granted.