

Address:	The Old School house 77 Regent's Park Road Mayfair Mews London NW1 8UU		
Application Number:	2006/4515/P	Officer: Thomas Smith	
Ward:	Camden Town with Primrose Hill		
Date Received:	03/10/2006		
Proposal: Demolition and rebuilding of the two storey front façade and modifications to the fenestration of house (Class C3). Drawing Numbers: Site Location Plan 0101-P01; 0101-P02; 0101-P03; 0101-P04; Covering letter dated 5 May 2006; Conservation Area statement for partial demolition; Design and Access statement; Photo sheet.			
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions			
Related Application Number:	2006/4516/C		
Proposal: Demolition of the two storey front façade of house Drawing Numbers: As above			
RECOMMENDATION SUMMARY: Grant Conservation Area Consent subject to conditions			
Applicant: Ms Alexandra Horn The Old Schoolhouse 77 Regent's Park Road Mayfair Mews London NW1 8UU		Agent: Stephen Turvil Architects 51A Upland Road London SE22 9EF	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C3 Dwelling House		40.685m ²
Proposed	C3 Dwelling House		40.685m ²

OFFICERS' REPORT

Reason for Referral to Committee: (v) involving the substantial demolition of a building in a conservation area

1. SITE

- 1.1 This application relates to a two storey mews property located to the rear of properties on Regent's Park Road and accessed through a private driveway. Only its front elevation is readily visible from the public realm, with its side and rear elevations constructed immediately adjacent to the site boundary and the garden walls of neighbouring properties. Although a building occupied this site during the 19th century, the existing property was constructed following bomb damage during WWII.
- 1.2 The site is within the Primrose Hill Conservation Area and is listed as making a positive contribution although the building is not a listed building.

2. THE PROPOSAL

- 2.1 This application proposes to demolish and rebuild, while inserting a steel frame into the interior to stabilise the retained rear and side walls, and support a new first floor and roof structure. The overall height and mass of the building will remain unaltered.

3. RELEVANT HISTORY

- 3.1 None

4. CONSULTATIONS

Statutory Consultees

- 4.1 English Heritage have given flexible authorisation for determination of the applications.

Conservation Area Advisory Committee

- 4.2 Primrose Hill Conservation Area Advisory Committee – no response.

Adjoining Occupiers

<i>Number of Letters Sent</i>	<i>20</i>
<i>Number of responses Received</i>	<i>0</i>
<i>Number in Support</i>	<i>0</i>
<i>Number of Objections</i>	<i>0</i>

5. POLICIES

- 5.1 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.

Camden Replacement Unitary Development Plan 2006

SD6	Amenity for occupiers and neighbours	<i>Complies</i>
B1	General design principles	<i>Complies</i>
B3	Alterations and extensions	<i>Complies</i>
B7	Conservation areas	<i>Complies</i>

Supplementary Planning Guidance

Supplementary Planning Guidance July 2002
Camden Planning Guidance: Consultation Draft 2006

National Planning Guidance

PPG15: Planning and the Historic Environment

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are summarised as follows:

- Acceptability of the demolition of the existing façade
- Design of the proposed replacement façade

Demolition of the existing façade

- 6.2 The application has submitted a structural engineers report which states that the front wall is excessively bowed and recent cracking patterns indicate the wall is still moving outward. The report states that this wall needs to be rebuilt or provided with positive restraint to prolong it's useful life.
- 6.3 On site, the extent of the bowing is evident and it is apparent that significant measures are required to prevent the first floor from failing.
- 6.4 The demolition of the front elevation is therefore justified on structural grounds subject to an acceptable replacement elevation.

Design of the proposed façade

- 6.5 The rebuilt front façade, although similar to the existing, has been designed with minor alterations to the position of the door and window openings which is considered to improve the proportions of the building. New timber framed sliding

sash windows and French doors are proposed and these are considered to be an improvement on the existing fenestration as they are more characteristic of the area than the existing casement windows. Details of the windows are reserved by condition.

- 6.6 The existing rusticated render would be replaced by a smooth painted render to match the adjoining mews property, which is considered to be acceptable. All guttering and downpipes would be black cast iron which is welcomed.
- 6.7 It is considered that the replacement façade would be an improvement which would enhance the character and appearance of the conservation area and is acceptable.

7. CONCLUSION

- 7.1 The front elevation requires drastic remedial work for structural reasons and its demolition is considered to be acceptable in principle. Conservation Area Consent is recommended subject to conditions.
- 7.2 The proposed replacement front elevation is considered to be an improvement on the existing elevation. It would harmonise with the adjoining building and enhance the character and appearance of the Conservation Area. Planning permission is recommended subject to conditions.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

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