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| Delegated Report Members' briefing | | Analysis sheet | | Expiry Date: | 06/11/2006 |
| | | | Consultation Expiry Date: | 13/10/2006 | |
| Officer | | | Application Number(s) | | |
| Jenny Fisher | | | 2006/3563/P | | |
| Application Address | | | Drawing Numbers | | |
| 11 Cosmo Place London WC1N 3AP | | | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | Date: | |
| | | | | | |
| Proposal(s) Erection of a 2-storey rear extension at ground and 1st floor levels for additional ancillary retail space at ground floor level and a residential study at first floor level, replacement of window with door in connection with the formation of a roof terrace at rear first floor level, and replacement of uPVC framed window at 2nd floor level with timber framed window and installation of new solar panels over the front roof slope. | | | | | |
| Recommendation(s): | | Grant planning permission with conditions | | | |
| Application Type: | | Full Planning Permission | | | |

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| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 09 | No. of responses | 00 | No. of objections | 00 |
| Summary of consultation responses: | Site notice displayed | | | | | |
| CAAC/Local groups* comments: *Please Specify | <p><u>Bloomsbury CAAC object</u></p> <p>It is difficult to comment without the application forms, but we assume building is not listed. The Cttee. would resist the loss of open yard at rear and first floor extension. The Cttee. normally welcomes replacement of upvc windows, but in this instance the replacement is so poor, the existing might as well be kept.</p> <p>We are not sure of Camden's policy on solar panels, but they do not enhance the appearance of the building.</p> <p><u>Officer comment:</u></p> <p>The building is not listed. There would be no net loss of open amenity space. Development over the yard to the rear of the workshop would provide additional workshop space. External amenity space for the residential element of the premises would be provided at rear first floor level. Apart from providing a more attractive external amenity space, the first floor terrace is more likely to attract birds and airborne insects, contribution to the borough's bio- diversity. The first floor terrace will also provide space for planting and water captured for recycling.</p> <p>Windows to the front would match existing and there would very little difference to the rear, (explained in more detail in the report assessment). The solar panels would not be visible from the ground (including long views) and would provide a more sustainable method of heating water.</p> | | | | | |

Site Description

The building comprises basement and ground floor in use as a retail unit for the sale of pottery, manufactured in a studio to the rear. Three upper floors, with separate access, are in use as a single residential unit. Buildings either side comprise ground floor restaurants with flats above. Cosmo Place links Queen Square with Southampton Row. The property faces a flank wall of St. George the Martyr Church. The rear of the building overlooks a car park accessed through a gap between the Faber and Faber building and The Art Workers's Guild, both fronting Queen Square. The adjacent building, No. 9 Cosmo Place, is grade II listed, and undergoing major refurbishment. Located within the Bloomsbury Conservation Area.

Relevant History

9 Cosmo Place 05/08/2005 (reg, Nos.2005/1777/P 2005/1780/L)

Change of use of first floor from doctors surgery (use class D1) to one-bedroom flat and conversion of upper floors to 2 one-bedroom flats, including internal alterations and an extension to the roof.

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.

Replacement UDP S1; S2; SD1; SD6; SD9C; B1; B3; B6; B7; E3C and D; N2

SPG 2.7 Alterations and extensions

Consultation SPG Energy; Sustainable buildings

Bloomsbury Conservation Area Statement

Assessment

Main issues for consideration in this case are:

- additional studio space;
- impact on the appearance of the building;
- impact on the character and appearance of the conservation area, and adjacent grade II listed building;
- amenity;
- sustainability

Additional studio space

Policy E3C states that it is important to provide a range of units in a range from 50 – 120m² to meet the needs of small businesses and craft workshops. The premises currently provide 67.5m² of shop and ancillary basement floor space. The studio occupies a further 9.6m² that would be increased to 17.92m². Additional floor space for use as a craft workshop complies with policy E3C. The Council wishes to retain and promote creative industries within the Borough; the application also complies with policy E3D.

Impact on the appearance of the building

Front: The installation of solar panels within the south facing slope of the pitched roof. The panels would be partially recessed into roof tiles and would extend almost the full width of the roof. The front roof slope cannot be seen from the ground, and there is no opportunity to view the roof from a higher viewpoint because directly opposite is the flank wall of the church. The roof slope cannot be seen in long views from Queen's Square, or from the west end of Cosmo Place. It would only be possible to get a glimpse of the solar panels from the fire escape and a few windows to the rear of a hotel fronting Southampton Row.

New timber framed sliding sash windows would replace existing; they would be double glazed, the external appearance would be as existing. The mansard window would also be fitted with double glazing, but the outward appearance would be as existing.

Rear: There is currently a small (8m²) yard at ground floor level adjacent the pottery studio. Development of the yard is proposed to create additional studio floor space. Three new glazed openings would be installed in the rear wall. Thermally efficient and fire resistant glass blocks would be installed to cover the greater area of fenestration; small lights at the top would be openable to allow light and ventilation into the studio. An access alley (1m wide) between the site and a boundary wall to the Faber and Faber office workers car park would be retained; the new windows would face the wall. They would be partially visible from the car park, with oblique views from the rear of the Faber and Faber building.

A first floor half width extension would be erected over the studio extension. A window would be installed in the rear elevation and another in the flank wall facing a new terrace that would be created. The existing parapet wall would be raised by 0.8m. to form the terrace enclosure, and an existing window would be altered to form a door with a step leading onto the terrace. An etched glass pvc framed window to a second floor bathroom would be replaced with a timber-framed window in the same style as the bathroom window adjacent.

It is considered works proposed respect the site and setting of the building, rear extensions would be subordinate to the main building, high quality materials would be used and the application complies with policies B1 and B3. Neighbouring (No. 9) has a full width rear ground floor extension.

Impact on the character and appearance of the conservation area and adjacent listed building

Works to the adjacent listed building (No. 9) have recently been approved and works are currently in

progress. It is considered that alterations to No. 11 proposed comply with policy B6, they would not harm the special architectural or historic interest of a listed building.

There would be no harm to the character and appearance of the conservation area in line with policy B7.

Amenity

It is considered that the use of the roof over the existing ground floor extension as a terrace would not harm the amenity of adjoining occupiers by reason of overlooking. Nevertheless, should planning permission be granted, a condition is recommended requiring the erection of a screen between the premises and No 13 adjacent. Development proposed would not restrict daylight to adjacent properties. The scheme complies with policy SD6.

The yard could be considered an external amenity space, however it is currently used as an extension to the studio for the storage of unwanted items. The extension proposed would provide a far more usable space for the studio. The first floor terrace proposed would provide recreation space and a greater potential for a contribution to the area's bio diversity. There would be no net loss of open space, the first floor terrace providing a more attractive amenity space for residents, and a slightly larger and brighter area more likely to contribute to the Borough's bio-diversity.

Sustainability

Replacement UDP policy SD9C seeks development that conserves energy and resources through energy efficient designs and the use of renewable energy. Passive solar gain – solar panels would be installed for water heating. The applicant plans to use the roof terrace for composting and for growing plants. Rainwater from the roof, bathing and kitchen waste water would be captured and stored to be used to water roof terrace plants.

The first floor rear extension would have a light weight timber frame with East Sussex or Surrey sourced chestnut cladding. Glass blocks would be thermally efficient and fire resistant. Double-glazing would create a more energy efficient building as well as acting as a means of noise attenuation; the applicant reports that Cosmo Place can become noisy especially at night and in the early morning.

The application complies with all relevant Replacement UDP policies and SPG and is recommended for approval.

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