

Delegated Report		Analysis sheet		Expiry Date:		12/09/2006	
				Consultation Expiry Date:		23/08/2006	
Officer				Application Number(s)			
Jenny Fisher				1. 2006/2980/P 2. 2.006/2983/L			
Application Address				Drawing Numbers			
The Cottage (Flat 6) 18 Monmouth Street London WC2H 9HB							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
1. Installation of a glazed roof over an enclosed courtyard at basement level. 2. Works associated with the installation of a glazed roof over an enclosed courtyard at basement level							
Recommendation(s):		Grant planning permission with conditions Listed building consent with conditions					
Application Type:		Full Planning Permission Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	01	No. of objections	00
Summary of consultation responses:		Site notice also displayed A letter of support from a Monmouth Street address. Providing the rain water is dealt with from the area above, can see no reason at all why the owner should not be granted permission to glaze this courtyard.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>The Covent Garden Community Association</u> requested existing drawings. Officer comment: Officer telephoned the Association to point out that photos of the existing situation submitted. In effect the existing situation is the same as proposed, only difference being that an existing open courtyard would be covered with a glass roof.					

Site Description

Nos. 14-18 Monmouth Street form a row of three late 17th Century grade II listed buildings. A door within the parade (No. 18) gives access to a residential property bounded by the rear of 14 and 16 Monmouth Street to the east, part of 172 - 176 Shaftesbury Avenue to the west and north and a flank wall of 166 - 170 Shaftesbury Avenue to the south. The property is known as The Cottage; it is not visible from the public realm due to its enclosed location surrounded by the much taller hotel buildings. The premises comprise basement, ground and first floor; it is not listed in its own right but by virtue of its attachment to No.18 which is grade II listed. The Cottage was largely reconstructed in 1984 and as a result no historic features survive. The occupant of The Cottage has sole access to an open courtyard at basement level which also cannot be seen from the public realm due to the enclosed location.

The Shaftesbury Avenue buildings are in hotel use, linked to hotels fronting Monmouth Street.

Located within the Seven Dials (Covent Garden) Conservation Area

Relevant History

28/05/1998 (PS9804054) approval for the use of 8 Monmouth Street for Class A3 purposes as an extension to the existing use of the ground and basement of **172-176 Shaftesbury Avenue** in A3 use together with alterations to the ground floor elevations of both frontages.

166-170 Shaftesbury Avenue approval 19/07/1998 (PS9705162) for change of use of the first floor from Class B1 office use to use as Class C1, hotel use, to form an extension to the existing adjacent Covent Garden Hotel, together with a small rear extension to form a linking corridor.

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; SD6; B1; B3; B6; B7

Seven Dials (Covent Garden) Conservation Area Statement

Assessment

Proposed is the installation of a glazed roof over an internal courtyard. Existing french doors would be retained and provide direct access from the basement of The Cottage. It would be for the sole use of the occupant of The Cottage and cannot be accessed from any of the other surrounding properties.

Minimal intervention into the historic fabric of the building would be required. The glazed roof would cover the whole of the open yard. The roof would be supported by cast aluminum support brackets using resin anchor bolts. The bolts would be fixed with mortar beds to ensure there is no harm to the fabric of the rear walls of 14 and 16 Monmouth Street. The roof would have a 12° roof pitch to allow water run-off.

The scheme would comply with SD6, there would no loss of amenity for adjoining occupiers. The space external to listed buildings will remain as existing above basement level. Two small windows have been installed within the basement elevation opposite the applicant's french doors. The windows are to a store room for a Monmouth Street ground floor retail unit (Musical Images). They are obscure glazed and fixed shut. The proposed roof would be glazed therefore light would still be able to penetrate the windows. The retailer confirmed (site visit 07/09/06) that the windows do not form a fire escape, the shop has a fire escape that follows a route that does not require escape through these basement windows.

The purpose of the glazed roof is to enable the occupant of The Cottage to make full use of the courtyard; it would in effect remain an amenity space external to the dwelling house, albeit covered over. At first floor level to the north of the courtyard is a bank of air conditioning units and a large number of air condition units and ducts have been installed from first floor level up to the south of the courtyard. The mechanical plant is associated with hotels and restaurants surrounding The Cottage, and for the applicant there is no quiet enjoyment of this open space. The roof would create an amenity space that can be enjoyed. It would however be easily demountable without harm to surrounding premises. The design is to a high standard, respecting site and setting and easily adaptable to social requirements in line with policies B1 and B3. The glazed roof would allow the more flexible and efficient use of the amenity space also in line with B3.

It is considered that the erection of the lightweight glazed roof for the reason proposed would not constitute the overdevelopment of the site. It would not harm to special historic interest of listed buildings or character and appearance of the conservation area.

This is a sustainable development sought by policies S1 and S2 that would allow the full use of the open space available without compromising the opportunity of any future occupant from removing the roof and opening up the area to the sky.

Recommend approval

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