

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/09/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>		24/08/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Elaine Quigley				(i) 2006/1724/P (ii) 2006/3124/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 21 Denys House Bourne Estate London EC1N 7SR							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
(i) Installation of external ramp to the entrance to allow disabled access. (ii) Alterations in connection with the installation of external ramp to the entrance to allow disabled access.							
<b>Recommendation(s):</b>		(i) To refuse planning permission (ii) To refuse listed building consent					
<b>Application Type:</b>		<b>Councils Own Permission Under Regulation 3</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>21</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		<u>Conservation and Urban Design</u> – object Design and location of disabled access considered harmful to the listed building and the surrounding estate and would be considered unacceptable					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None received					

## Site Description

The application site is located to the north of Portpool Lane and relates to the ground floor of a residential five storey mansion block within the Bourne Estate. The buildings within the northern part of the south side of the estate are grade II listed buildings including Skipwith House, Ledam House, Redman House. The estate has international significance as the model for highly influential public housing erected in Vienna immediately after the First World War. The site is within the Hatton Garden Conservation Area.

## Relevant History

There is no relevant history associated with this property.

## 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.

### Adopted UDP 2006

S1 and S2 'Strategic policies', SD6 'Amenity for occupiers and neighbours', SD1C 'Access for all', B1 'General design principles', B3 'Alterations and extensions', B6 'Listed buildings', B7 'Conservation areas'.

### Adopted SPG 2002

3.1 'Access

### Camden Planning Guidance Consultation Draft 2006

'Access for all', 'Conservation areas', 'Listed buildings'

## Assessment

Planning permission and listed building consent is sought for alterations in connection with the installation of an external ramp to the recessed entrance of the ground floor flat to allow disabled access. The flat is currently accessed by one shallow step up to a landing area that leads to the entrance door. The disabled ramp would project out 1.5m in width from the front façade of the building and would be constructed incorporating a concrete ramp and KeeKlamp 500 series hand railings that would be 900mm in height.

The main issues to be considered as part of the applications are:

- The impact of the proposal on the character and appearance of the listed building
- The impact of the proposal on the character and appearance of the conservation area
- The impact of the proposal on the amenity of the adjoining properties

### Character and appearance of the listed building

The principle of the proposed ramp would not be considered to directly harm the special interest of the estate or the architectural fabric of the building as it would be representative of the original public housing ethos to improve the quality of life of its residents and would be supported. However the size, design and materials of the ramp have little regard to the existing original adjacent design of the blocks. The ramp would be constructed of concrete with a keeklamp railing. This has little relationship with the building or the estate which is predominantly built in stock brick, red rubbers, red glazed brick and slender square section iron railings. This would fail to preserve the character and appearance of Denys House as it would be considered to harm the special architectural interest of the buildings of the estate.

Having consulted with Building Control regarding the width of the access it has been confirmed that the width of the ramp can be 900mm for residential properties. The agent was made aware of this and asked to reduce the width of the ramp and alter the design. However the agent advised that the application should be determined in its current form as amended drawings could not be submitted within the time frame of the application.

### Character and appearance of the conservation area

The proposed design and materials of the disabled ramp would not reflect the character or appearance of the adjoining buildings and would not be considered appropriate within the estate as a whole.

### Amenity of the adjoining properties

The ramp would extend out into the communal footpath area of the quadrangle and would appear to extend beyond the existing bin store areas. Although this would reduce the width of this part of the footpath it would not make the footpath unusable and would be considered to have an acceptable impact on the amenity of the adjoining residents.

### Conclusion

The proposed disabled ramp would be excessive in terms of its width, in relation to the adjoining buildings, its design and materials and would be harmful to the special architectural interest of the building and the surrounding buildings within the estate and would be considered unacceptable. The proposal would be recommended for refusal.

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