

6 Cambridge Gate



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Photographs



Front elevation of the listed building



View of existing conservatory



View from third floor level



Existing extensions/ alterations at third floor level



View of the upper levels on the rear elevation of terrace



Front elevation of mews properties

Delegated Report		Analysis sheet	Expiry Date:	31/07/2014
		N/A / attached	Consultation Expiry Date:	11/07/2014
Officer			Application Number(s)	
Olivier Nelson			2014/3767/P 2014/3938/L	
Application Address			Drawing Numbers	
6 Cambridge Gate London NW1 4JX			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposals				
<ol style="list-style-type: none"> 1. Installation of a glass floor to form enclosed rear courtyard at lower ground level, alterations to windows at ground/lower ground level and replacement of glazed box projection at third floor level. 2. Installation of a glass floor to form enclosed rear courtyard at lower ground level. alterations to windows at ground/lower ground level and replacement of glazed box projection at third floor level and associated internal alterations. 				
Recommendation(s):	<ol style="list-style-type: none"> 1. Grant Planning Permission 2. Grant Listed Building Consent 			
Application Type:	<ol style="list-style-type: none"> 1. Full Planning Permission 2. Listed Building Consent 			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Press notice: 26/06/2014 – 17/07/2014 Site notice: 20/06/2014 – 11/07/2014 No comments were received on this application					
Regents Park CAAC comments:	<p>Regents Park Conservation Area Advisory Committee objected to the proposals and commented as follows:</p> <p>1. The proposals are disproportionate to the Listed Building, and seriously harm the balance of proportion which is an important part of its significance, and of the significance of the pattern established across the whole rear elevation of the terrace. <i>(Officer Response: there has been a significant change to the rear of properties along this terrace and the proposals are considered to improve the appearance of the rear of the site and are an improvement on the current extensions)</i></p> <p>2. The elevation is clearly designed with a contrast between the larger scale window openings to the major rooms, mainly in the bay windows, and the smaller scale windows to the other spaces, and especially to the service areas, like the basement or lower ground floor. The contrast is especially clear between the main house and the mews house. <i>(Officer Response: it is noted the elevations originally would have had a contrast, although over time the pattern has changed.)</i></p> <p>3. The proposals seriously harm these distinctions in three major ways. Firstly, the enlargement of the modest conservatory structure at the third floor harms the distinctive proportion of the main bay window at that level. Secondly, the introduction of a substantially enlarged opening, and significant change of proportions to the opening in the rear elevation to the main house at basement/lower-ground floor level, is seriously harmful to the balance of proportion of the rear elevation of the main house, and of the integrity of the Listed Building. Thirdly, the introduction of similarly disproportionate openings and fenestration to the elevation of the mews house more than harms the distinction between the mews house elevation and that of the main house: it substantially destroys that significance. <i>(Officer Response: The enlargement of the conservatory has been proposed as the alterations at this level would allow for the bathroom area to be increased in size. The proposed extension to replace the conservatory structure is not dissimilar to the existing structure. The choice of materials would help to improve the appearance at the rear</i></p>					

of the site. The mews elevation remains separate and it is felt the changes would keep the distinction between the main property and the mews. See paragraph 2.2)

4. The proposals harm the significance and integrity of the listed building and there would be no public benefit to outweigh the harm. *(Officer Response: The external alterations are largely to improve the existing situation and this would improve the appearance to the rear of the site).*

Officer comment: Please see assessment section of report.

Site Description

The property at no. 6 Cambridge Gate is part of a terrace of 10 late 19th century large houses. These houses are 4 storeys high with attics and basements. It is a symmetrical terrace in a French renaissance style with projecting end bays, set back behind a landscaped garden on the east side of the Regents Park Outer circle.

The whole terrace is Grade II listed and lies within the Regents Park Conservation Area.

The application property has undergone a host of internal works over the years much like other properties in the terrace. Also there have been a number of external alterations to this terrace and just like other properties on the terrace, small conservatory style structures have been designed.

Relevant History

PL/9400493/R1: Change of use from offices to residential for 23 self-contained flats – **Granted 02/09/1994**

2011/4858/P & 2011/4917/L - Installation of air conditioning unit in rear basement courtyard and associated external pipework to the existing flat (Class C3). **Granted 22/11/2011**

Relevant policies

National Planning Policy Framework 2012

12. Conserving and enhancing the historic environment

Camden LDF Core Strategy 2010

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP1 Mixed use development

DP5 Homes of different sizes

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG6 Amenity

Regents Park Conservation Area Character Appraisal

Assessment

1. Detailed description of proposed development

1.1 The application proposes both external and internal alterations. No external alterations are proposed to the front of the property facing onto Regent's Park, as well as this no changes are proposed to the front elevation of the mews house which faces onto Cambridge Gate Mews. The external changes are listed as follows:

- To the courtyard area it is proposed to replace the conservatory at ground floor level which links the main property with the mews property. The proposed conservatory in its place would be made of glass and a metal structure with Crittal components. The proposed conservatory would measure 3m at ridge level sloping to 2.4m at eaves level, a width of 1.4m and a depth of 5.6m.
- The double doors and two sash windows at ground floor level would be replaced with glazed screens and Crittal metal.
- The rear elevation of the mews property which faces onto the rear courtyard would also see a change in doors and sash windows to a glazed screen with Crittal components.
- The main rear elevation facing onto the courtyard it is proposed to remove the modern timber doors, in order to enlarge the width of the opening. A new glazed/ Crittal opening would be installed.
- The application would also see the removal of the existing condensing units and housing at lower ground floor level and to construct a glass floor supported on glass beams to provide a covered amenity space.
- The proposal would also see the construction of a "green wall" and water feature at ground floor level. This would be on the north boundary wall and would conceal the new heat pumps which would provide air cooling to the main internal rooms.
- The conservatory to the main rear elevation at third floor level is to be replaced with a glass and metal frame structure made from Crittal. This would measure 2.8m at ridge level sloping to 2.5m at eaves level, it would have a width of 3m and a depth of 1.1m.

1.2 The proposed internal changes are as follows:

- The proposal would see modifications to the lower ground floor layout. The changes would see the loss of the internal bathrooms and narrow corridors which were added in the 90s for a simplified plan akin to the original design.
- The partition dividing the front room that provided two bedrooms and the false chimney breast are removed to return the layout to a single undivided space.
- The rear link room would accommodate a master bedroom
- The mews house accommodation is altered to provide a bedroom with en-suite facilities and the garage would be converted would become a small utility room.
- At ground floor level the main rooms would be maintained, the entrance hall to the front reception room would have the existing door fixed shut. In the reception room this opening would be covered and made good.
- At third floor level a new shower room would be included in an extended landing area close to the main staircase.

2. The impact on the character and appearance of the listed building and conservation area

2.1 The application proposes to improve the existing external alterations which have now become a feature of the rear of this terrace. There are existing structures in place to the rear of the property and the application seeks to modernise these structures. The choice of Crittal and glass has been done in order to improve the appearance of these extensions at ground floor level and third floor level.

2.2 When considered the proposed changes within the context of the surrounding conservation area it is considered that there are examples of extensions similar to those proposed here among the group of listed buildings. The surrounding group of listed buildings include examples of similar extensions which are proposed as part of the application. The design of the glazed structures would be similar to the existing at the site. Their visibility is low although the conservatory at ground floor level would be viewable from higher levels on the terrace. The conservatory at third floor level would be visible from the mews entrance as well as the properties across the road. The proposal would also see a glazed canopy over the courtyard area which would be access via the lower ground floor level. It is not considered that these changes would have a detrimental impact on the listed building or conservation area as a whole.

2.3 The internal changes to the layout of the property would see the cosmetic updating of the property. The internal changes at lower ground floor level would see the reduction in partitions on this floor. The narrow corridors would be removed and the simplified layout would be similar to the original layout. The changes would help to create a more open floor and would maximise the light received at this level. The changes to the mews property would provide a bedroom with an en-suite bathroom as well as the conversion of the garage to a utility room. The internal changes would not impact on the front elevation of the mews as the door. The change to the ground floor would see the door to the front reception room fixed shut and within the room the opening would be covered. The original door to the reception room was an integral part of the entrance and it was felt retaining it would keep the original character of the building. The change at third floor would see the existing vacant space on the third floor landing include a more up to date shower room. Throughout the building there would be modifications to airflow through the introduction of ac units, fresh air inlets and extracts.

2.4 The proposed alterations to the listed building would be in keeping with neighbouring properties and would serve to enhance the character of the Regents Park Conservation Area. For the reasons listed above the proposed development is considered to be consistent with LDF policies CS14, DP24 and DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance.

3. Impact on Neighbouring Properties

3.1 Given that the air condition units would be screened on the green wall, they would not result in any loss of amenity in terms of privacy, overlooking or daylight and sunlight.

3.2 The main issue would be the impact of the condenser units and if they would have a detrimental impact on neighbouring properties through noise and vibration. Policy DP28 states the council will only grant permission for plant and machinery if it can be operated without causing harm to the amenity of neighbouring properties.

3.3 The proposal would see the reposition of the condenser units which were in the rear courtyard at ground floor level. The units would be in the remodelled courtyard area within an enclosure which would be concealed by a louvered screening system. The nearest noise sensitive façade would be the first floor window at 7 Cambridge Gate. The operational hours of the condenser would be on a demand basis, as this is a residential property it would not be expected that units would be on all the time. This would help to reduce the impact on the neighbouring property at 7 Cambridge Gate.

3.4 The alterations to the conservatories at ground floor and third floor level would not have a

negative impact on the amenity of the surrounding neighbouring properties. The ground floor conservatory is well screened by the neighbour shared wall at no. 7 which prevents the conservatory being seen by this neighbour at ground floor level. The conservatory at third floor level would be greater in area than the existing but the depth would remain the same. It is not considered that the change in area would impact on the adjoining neighbours. The bay window feature at no. 7 would protrude past this conservatory; the conservatory is unlikely to impact on the privacy of the adjoining neighbours. As such the proposed conservatories, would not impact upon neighbouring properties, by way of loss of light, overshadowing or overbearing.

4. Recommendation

1. Grant Planning Permission
2. Grant Listed Building Consent

DISCLAIMER Decision route to be decided by nominated members on Monday 29th September 2014. For further information please click [here](#)

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Mr Roger Parker
Kerr Parker Associates Ltd
The Granary
Coppid Hall
North Stifford
Essex
RM16 5UE

Application Ref: **2014/3767/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

23 September 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
6 Cambridge Gate
London
NW1 4JX

DECISION

Proposal:

Installation of a glass floor to form enclosed rear courtyard at lower ground level, alterations to windows at ground/lower ground level and replacement of glazed box projection at third floor level.

Drawing Nos: Design & Access Statement and Heritage Statement, Schedule of works, Acoustic Report - 102714.ph, Construction Method Statement, 1313-001A, 1313-002B, 1313-003A, K1323-00, K1323-01, K1323-02, K1323-03, K1323-04, K1323-05A, K1323-06, K1323-07, K1323-08A, K1323-09A, K1323-10, K1323-11, K1323-12A, K1323-13, K1323-14, K1323-15, K1323-16

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Design & Access Statement and Heritage Statement, Schedule of works, Acoustic Report - 102714.ph, Construction Method Statement, 1313-001A, 1313-002B, 1313-003A, K1323-00, K1323-01, K1323-02, K1323-03, K1323-04, K1323-05A, K1323-06, K1323-07, K1323-08A, K1323-09A, K1323-10, K1323-11, K1323-12A, K1323-13, K1323-14, K1323-15, K1323-16

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Before the use of the equipment, the extract ventilating system and air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION

Kerr Parker Associates Ltd
The Granary
Coppid Hall
North Stifford
Essex
RM16 5UE

Application Ref: **2014/3938/L**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

23 September 2014

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
6 Cambridge Gate
London
NW1 4JX

DECISION

Proposal:

Installation of a glass floor to form enclosed rear courtyard at lower ground level. alterations to windows at ground/lower ground level and replacement of glazed box projection at third floor level and associated internal alterations.

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The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

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Yours faithfully

Director of Culture & Environment

DRAFT

DECISION