

# 1 St Katharine's Precinct - 2014/5571/P



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# 1 St Kathrine's Precinct - 2014/5571/P & 2014/5658/L



1.1 Front of Property to the right



1.2 Rear of property where new window will be placed.





1.3 Rear of property.



1.4 front side view of property



Section C-C Existing

Section C-C Proposal



Revisions: A Drawing updated 4/1/16 B Drawing updated 4/1/16	Date: Scale: Drawn by:	1/16/16 1:100 VT	Drawing No: 0012 Drawing Title: SECTION C-C EXISTING AND PROPOSAL	Project: 111 COLLEGE ST. PROJECT 111 COLLEGE ST. LONDON MA	 ARCHITECTURE 111 COLLEGE ST. PROJECT 111 COLLEGE ST. LONDON MA
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1.5 Proposed new window to the side of the property



1.6 Side of property

<b>Members Briefing</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	11/11/2014
		N/A	<b>Consultation Expiry Date:</b>	16/10/2014
<b>Officer</b>		<b>Application Number(s)</b>		
Nanayaa Ampoma		2014/5571/P and 2014/5658/L		
<b>Application Address</b>		<b>Drawing Numbers</b>		
1 St Katharine's Precinct London NW1 4HH		See Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p><b>2014/5571/P:</b> Reopening of existing lancet window.</p> <p><b>2014/5658/L:</b> Opening of existing lancet window and internal alterations including alterations to partitions, flooring, installation of new staircase from lower ground to ground floor level, and internal rearrangement of rooms &amp; layout.</p>				
<b>Recommendation(s):</b>	<b>Grant Planning Permission</b> <b>Grant Listed Building Consent</b>			
<b>Application Type:</b>	<b>Full Planning Permission</b> <b>Listed Building Consent</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>02</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>The application was publicised in the Ham and High newspaper and a site Notice was displayed at the site for 21 days.</p> <p>Neighbouring properties were also notified via direct letters.</p> <p>No neighbour responses have been received.</p> <p><b>English Heritage:</b> This application should be determined in accordance with national and local policy guidance and on the basis of specialist conservation advice.</p> <p><b>Conservation Officer:</b> No objection to proposed works in principle, however application is supported with conditions.</p>					
<b>CAAC</b>	<p><b>Regent's Park CAAC:</b> The Committee strongly objects to further changes to this Grade I Listed Building. The profound loss of character and significance which is the result of the approval of the basement work is evident from these plans. The original house, unspoiled until very recently, has been subsumed into an alien structure. The damage to the garden, which has been converted from a true green space to what is, in reality, a roof terrace, is also visible in the loss of mature planting of any scale. This is destructive of the setting of the Listed Building, and harmful to the Park which was conceived in terms of buildings within a carefully modulated landscape.</p>					

## Site Description

The application site relates to a Grade II\* Listed Building which forms part of the St Katharine's Precinct circle of properties. The property sits within close proximity to the Danish church and was once used in conjunction with the church.

The west and the east parts of the Regent's Park area were designated on 1 July 1969 by Westminster and Camden respectively. The area was extended to the north on the 1<sup>st</sup> October 1971 and then two further areas were designated on 1<sup>st</sup> November 1985. A further extension was made on the 11<sup>th</sup> July 2011 to include the Barracks on Albany Street and the Cumberland Estate to its south. The Crown Estate manages Regent's Park on behalf of HM Treasury. The Crown owns the freehold of all the buildings in and around Regent's Park with the exception of London Zoo and the houses in Prince Albert Road and the York and Albany.

1 St Katharine's Precinct sits close to the Regent's Part Outer Circle road which boarder the Regent's Park. The property is built over three floors with a basement and has previously been the subject of some internal and external works.

The area falls within the Regent's Park Conservation Area which was designated as such pre 1974.

The property is currently empty awaiting renovation works before being occupied for C3 (dwellinghouse) use.

### Relevant History

**2008/4378/L:** Retention of a TV/FM aerial on the roof of single family dwellinghouse. - Granted 21-04-2009

**2008/4150/P:** Retention of a TV/FM aerial on the roof of single family dwellinghouse. - Granted 21-04-2009

**2008/2861/L:** Details of new chimney pieces including external and internal doors pursuant to Condition 4 attached to listed building consent granted on 18 September 2006 (ref:2006/0699/L) for erection of basement & ground level extensions, new rear dormer at 3rd floor level, and internal alterations to the dwellinghouse (Class C3). - Granted 30-03-2009

**2008/2117/L:** Submission of details of facing materials including brick sample pursuant to condition 3 of the listed building consent dated 18/09/2006 (2006/0699/L) for erection of basement & ground level extension, new dormer at 3rd floor level, and internal alterations to the dwelling house - Granted 10-06-2008

**2007/3708/P:** Details of a contamination report pursuant to condition 4 of the planning permission dated 19/01/07 (2006/4812/P) for excavation of rear garden area to create an underground swimming pool and gymnasium and construction of new light wells with associated railings to dwelling house (Use Class C3). - Granted 19-09-2007

**2007/3703/P:** Submission of details of hard & soft landscaping, new tree planting and means of enclosure of all un-built open areas pursuant to condition 3 of the planning permission dated 19/01/07 (2006/4812/P) for excavation of rear garden area to create an underground swimming pool and gymnasium and construction of new light wells with associated railings to dwelling house (Use Class C3). - Granted 19-09-2007

**2006/4813/L:** Excavation of rear garden area to create an underground swimming pool and gymnasium and construction of new light wells with associated railings to dwelling house (Use Class C3). - Granted 19-01-2007

**2006/4812/P:** Excavation of rear garden area to create an underground swimming pool and gymnasium and construction of new light wells with associated railings to dwelling house (Use Class C3). - Granted 19-01-2007

**2006/0699/L:** Erection of basement & ground level extensions, new rear dormer at 3rd floor level, and internal alterations to the dwellinghouse (Class C3). - Granted 18-09-2006

**2006/0698/P:** Erection of basement & ground level extensions and new rear dormer at 3rd floor level to the dwellinghouse (Class C3). - Granted 18-09-2006

**HB2590:** Demolition of miscellaneous out-buildings.- Grant 28-02-1980

**HB/2356/R:** Internal alterations.- Grant 28-02-1980



## **Relevant policies**

### **LDF Policies**

#### **Core Strategy**

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

#### **Development Policies**

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

#### **Regent's Park Conservation Area Appraisal (2011)**

#### **Camden Planning Guidance (2011)**

CGP1 Design

CPG 6 Amenity



## Assessment

### Proposal:

- 1.1 The application seeks listed building consent and planning permission for alterations to the internal layout of the property including a new staircase, general layout changes and reopening of an existing window.
- 1.2 Internally, the application proposes a new internal staircase at ground and lower ground floor closest to the proposed reopened window, the removal of the existing stud wall at ground floor, the introduction of new cloak cupboards, removal of an existing door and the introduction of another all at ground floor. The basement would be refurbished to a more modern standard.
- 1.3 Externally, there is an existing lancet window to the west of the property. This is currently closed, however the applicant hopes to reopen this window and bring it back into use.

### Assessment

2.1 The key areas of consideration relate to:

- Design
- Impact on Grade II\* Listed building
- Amenity

### Design

- 3.1 Policies CS14 and DP25 require that all alterations in conservation areas respect and enhance the character of the area and location. The Council will only give permission to those developments that preserve or enhance the character and appearance of the area. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, sitting, context, form and scale to the existing building and the general area.
- 3.2 Paragraph 3.22 of supplementary guidance CPG 1(Design) states that when considering a proposal to a listed building the Council will consider the:
  - original and historic materials and architectural features;
  - original layout of rooms;
  - structural integrity; and
  - character and appearance.
- 3.3 The proposed external alterations, namely the reopening of the existing blocked window is relatively minor in nature. Bring the window into use would simply require the unblocking of the window. Given that the property is a Listed Building specific details concerning the works would be required and this can be dealt with by condition. Officers consider that as the opening formed part of the original property and no additional openings are proposed, it is acceptable and would not adversely affect the appearance of the property. Therefore the development is considered to preserve the character and appearance of the area and the Listed Building and is compliant with the policies detailed above.

### Impact on Grade II\* Listed building

- 4.1 The property's Grade II\* Listed Building status requires that carefully consideration is given to any proposed alteration or addition to the building. Given its historical context and character, any proposed internal works must also be scrutinized because the preservation and protection of the listed building is applicable externally as well as internally. The internal layout of a property can help contextualise period features and design, and therefore also forms part of the

historic fabric.

- 4.2 However it is important to note that the building has previously been the subject of several internal and external works. It is not considered that what is being proposed here would erode any existing building character.
- 4.3 Comments from the Conservation Officer state that works would not have any implication on the fabric, appearance, character or plan form of the Grade II\* Listed Building, nor on the setting of the adjacent listed buildings and conservation area. This is because the works to upgrade the property are mostly cosmetic and most major works such as the new staircase and the creation of new doorways would not affect structural or original walls of the property. Specific details are required in respect of particular elements of the proposal such as materials, joinery and window details. However these can be dealt with under conditions.
- 4.5 An objection has been received from the local CAAC who are concerned that the proposal represents a further attempt to destroy the character of the building. Especially in light of the 2006 application which in their view led to significant works which damaged the property, turning it into an “alien structure”. Permission was granted for those works and was subsequently constructed. The works approved are not part of this application. The proposed works under this application must be considered on their own merit. Given the scope of works now proposed, officers cannot agree that these works would lead to a significant and unacceptable damage to the listed building or significantly alter its historic fabric in a negative and irreversible way. Therefore it would be unreasonable to refuse the application on design grounds.

### **Amenity**

- 5.1 Under section 7 of supplementary planning guidance CPG 6 (Amenity), all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life for existing and future occupiers, as well as neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.
- 5.2 Most of the proposed works are internal. The only element which would raise amenity issues the new window opening at the western side of the property. This window would look towards the road and not at any neighbouring property. Officers are of the opinion that the proposed window would not lead to any loss of amenity to neighbouring properties by way of loss of privacy or overlooking. Therefore there are no significant amenity issues.

### **Conclusion**

- 6.1 Having fully considered the proposed works on the grounds of design, amenity and impact to the listed building and the conservation area, it is concluded that the development is compliant with policy and should be approved.

### **Recommendation: Grant planning and Listed Building Consent**

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 24<sup>th</sup> November 2014. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for ‘Members Briefing’.**

Charles Brice (ref. 831/PE/01)  
Charles Brice Ltd  
95 York Street  
London  
W1H 4QG

Application Ref: **2014/5571/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

18 November 2014

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**1 St Katharine's Precinct  
London  
NW1 4HH**

**DECISION**

Proposal:

Reopening of existing lancet window.

Drawing Nos: OS plan, 0002 Rev B Lower Ground Floor as Existing, 0003 Rev C Lower Ground Floor as Proposed, 0004 Rev B Ground Floor as Existing, 0005 Rev E Ground Floor as Proposed, 0006 Rev D First and Second Floors as Existing and Proposed, 0008 Rev C Section A-A as Existing, 0009 Rev D Section A-A as Proposed, 0012 Rev C Section CC Elevations as Existing and Proposed, 0014 Rev D New Timber Staircase, Design and Access Statement and Heritage Statement.

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: OS plan, 0002 Rev B Lower Ground Floor as Existing, 0003 Rev C Lower Ground Floor as Proposed, 0004 Rev B Ground Floor as Existing, 0005 Rev E Ground Floor as Proposed, 0006 Rev D First and Second Floors as Existing and Proposed, 0008 Rev C Section A-A as Existing, 0009 Rev D Section A-A as Proposed, 0012 Rev C Section CC Elevations as Existing and Proposed, 0014 Rev D New Timber Staircase, Design and Access Statement and Heritage Statement.

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

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.

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**

Charles Brice Ltd  
95 York Street  
London  
W1H 4QGApplication Ref: **2014/5658/L**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

18 November 2014

**DRAFT**

Dear Sir/Madam

**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**

Address:

**1 St Katharine's Precinct  
London  
NW1 4HH****DECISION**

Proposal:

Opening of existing lancet window and internal alterations including alterations to partitions, flooring, installation of new staircase from lower ground to ground floor level, and internal rearrangement of rooms &amp; layout.

Drawing Nos: OS plan, 0002 Rev B Lower Ground Floor as Existing, 0003 Rev C Lower Ground Floor as Proposed, 0004 Rev B Ground Floor as Existing, 0005 Rev E Ground Floor as Proposed, 0006 Rev D First and Second Floors as Existing and Proposed, 0008 Rev C Section A-A as Existing, 0009 Rev D Section A-A as Proposed, 0012 Rev C Section CC Elevations as Existing and Proposed, 0014 Rev D New Timber Staircase, Design and Access Statement and Heritage Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: OS plan, 0002 Rev B Lower Ground Floor as Existing, 0003 Rev C Lower Ground Floor as Proposed, 0004 Rev B Ground Floor as Existing, 0005 Rev E Ground Floor as Proposed, 0006 Rev D First and Second Floors as Existing and Proposed, 0008 Rev C Section A-A as Existing, 0009 Rev D Section A-A as Proposed, 0012 Rev C Section CC Elevations as Existing and Proposed, 0014 Rev D New Timber Staircase, Design and Access Statement and Heritage Statement.

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

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Photographic gazetteer of all original elements relating specifically to the alterations of the partitions, flooring and installation of new staircase areas.

b) Internal and external elevations showing new window opening at ground level.

c) Detailed drawings at scale 1:20 showing the new glazing in the reopened window at ground floor.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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):

1

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**