

136 Bedford Court Mansions, Adeline Place WC1 2014/6409/P



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136 Bedford Court Mansions 2014/6409/P



1. Front elevation



2. Looking North from balcony



3. View from street level



4. Looking South from junction with Bedford Square



5. Looking North towards Bedford Square

Delegated Report		Analysis sheet	Expiry Date:	22/12/2014
		N/A / attached	Consultation Expiry Date:	11/12/2014
Officer			Application Number(s)	
Victoria Pound			2014/6409/P	
Application Address			Drawing Numbers	
136 Bedford Court Mansions Adeline Place London WC1B 3AH			See decision letter.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of additional metal guarding to existing balcony facing Adeline Place at 3rd floor level.				
Recommendation(s):		Grant planning permission.		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	33	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>Press and site notices displayed. One objection received.</p> <p><i>Officer response in italics.</i></p> <p>Bedford Estates – object</p> <p>“We would like to object to this planning application due to the negative impact we believe the proposal and its current design would have on the building and surrounding area. The proposal would not be aesthetically sympathetic to the design and heritage of the buildings facing Bedford Square.”</p> <p><i>The use of a simple, dark painted metal railing is not considered to be visually at odds with the immediate context, including that of Bedford Square. The host building does not face directly onto Bedford Square and is seen only in oblique views from the south west corner of the square.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p><i>Officer response in italics.</i></p> <p>Bloomsbury Association – object</p> <p>“Requiring good design:</p> <p>Our view is that this proposal is neither high quality nor inclusive and is certainly not innovative. It blatantly ignores local character, architectural good manners, history and identity in a way that damages the architectural integrity of the building to which it is a part. Nor does it enhance the conservation area within which it is located. Indeed, it has a severely damaging affect.</p> <p>Conserving and enhancing the historic environment:</p> <p>122-142 Bedford Court Mansions lies within the Bloomsbury Conservation Area. It was completed in 1896 to designs by Martin and Purchase and Allan Vigers and represents the culmination of a heroic development by the Duke of Bedford that extends along the entire length of Bedford Avenue from Bloomsbury Street. It also serves an important streetscape role at the entry to Bedford Square. The proposed addition of metal railings with a nondescript handrail directly on top of a decorative stone balustrade substantially damages the architectural and historic integrity of the mansion block. The balustrading tops a three-storey high, stone entrance portico that is the main element of the composition of the front façade facing Adeline</p>					

	<p>Place. It lacks conviction in demonstrating how a contemporary alteration can be made to an historic building without considerable collateral damage and suggests that the design intent may not have been as carefully considered as such an intervention into the fabric of a valuable historic asset should be.”</p> <p><i>The detailed design of the proposed balustrade has been kept purposefully simple, in order that it does not visually compete with or otherwise detract from the architecture of the host building. The substantial scale of the stone dressings and entrance portico will ensure that the elevation and composition will not be compromised by the addition of a simple railing.</i></p> <p><i>Alternative approaches to providing additional protection have been explored but it is considered that the proposed design is the least visually intrusive option. The use of, for example, a glass screen positioned on the inner face of the bottle balustrade may prevent the cleaning / maintenance of the original balustrade, and would be likely to draw attention to itself through its reflective nature. The dark colour and slim profile of the proposed balusters will instead be relatively imperceptible against the building’s elevation.</i></p> <p>“Impact on listed buildings:</p> <p>The proposal, because of its prominence, will have a damaging effect on the setting of 40 Bedford Square, directly opposite, and on the setting of neighbouring listed buildings and will not enhance the character and appearance of the Bloomsbury Conservation Area.”</p> <p><i>The host building is positioned adjacent to a Grade II listed building at 39 Bedford Square, and opposite the flank elevation of the Grade I listed no. 40 Bedford Square. The proposal is minor in its scale and nature, and as such will not have a detrimental impact on the setting of either of these buildings. Paras. 3 and 4 of the main report, below, discuss the context.</i></p>
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Site Description

Six storey late C19 mansion block, positioned on the north west of the junction of Bedford Avenue and Adeline Place. The building is not listed but lies within the Bloomsbury Conservation Area. The balcony which is the subject of this application is located on the building’s east (Adeline Place) side, at 3rd floor level.

Relevant History

None relevant.

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Assessment

1. The balcony is accessed from an existing door. It is bounded by a heavy, decorative stone bottle balustrade, which is 650mm high and therefore does not provide a suitably high edge enclosure, nor meet current building regulations, which require min. 1100mm in height.
2. It is proposed to install a section of simply detailed, black painted metal railing atop the existing balustrade in order to provide edge protection of an appropriate height. The height of the metal railing will be 450mm. The design comprises balusters of 10mm diameter and c. 300mm high supported within a slim top rail and bottom rail. The railing will be minimally fixed back to the façade at either end and at appropriate positions above the decorative pilaster details.
3. The proposed detailed design is simple, lightweight, and considered to be appropriate for the age and style of the building and its location. Numerous dark painted metal balcony railings can be found elsewhere in the immediate context, for example on the front elevations of the Bedford Square townhouses, and on the other mansion blocks nearby.
4. The use of a metal railing in the position shown is not considered to be at odds with the appearance of the building nor to cause harm to the character or appearance of this part of the Bloomsbury Conservation Area. It will not be prominent in the streetscene or on the elevation, given its limited height and high level location.
5. The railing will not cause harm to the setting of any nearby listed buildings, due to its position and small size.
6. The railing will not cause harm to neighbour amenity as the balcony facility already exists.
7. The proposal is considered therefore to meet the relevant local and national policies and guidance. Approval is recommended.

DISCLAIMER

Decision route to be decided by nominated members on Monday 22nd December 2014.
For further information please go to www.camden.gov.uk and search for 'members briefing.'

Mr Leon Silverton
Farrow Silverton
6 Hale Lane
Mill Hill
London
NW7 3NX

Application Ref: **2014/6409/P**
Please ask for: **Victoria Pound**
Telephone: 020 7974 2659

17 December 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
136 Bedford Court Mansions
Adeline Place
London
WC1B 3AH

DECISION

Proposal:
Installation of additional metal guarding to existing balcony at 3rd floor level facing Adeline Place
Drawing Nos: 05/881/190 (includes site location plan); 05/881/191.

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 policies 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: 05/881/190 (includes site location plan); 05/881/191.

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

Informative(s):

- 1 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.
- 2 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).

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