

7 Cambridge Gate 2014/6228/P & 2014/6551/L





No.1 Cambridge Terrace



No.2 Existing AC units at 5th floor level (to right side when viewed from rear)



No.3 Existing AC units at 5th floor level (to left side when viewed from rear)



No.4 Location of proposed lift within existing kitchenette



No.5 Entrance Hall with location of proposed lift



No.6 Location of proposed door at third floor level



No.7 Partition wall to be removed between kitch and study at third floor



No.8 Master bedroom at 4th floor where partition walls are to be installed



No.9 On of the fifth floor bedrooms showing en suite to be amended

Delegated Report (Member's Briefing)		Analysis sheet N/A		Expiry Date: 26/11/2014			
				Consultation Expiry Date: 11/12/2014			
Officer			Application Number(s)				
Seonaid Carr			1. 2014/6228/P 2. 2014/6551/L				
Application Address			Drawing Numbers				
Flat 4 7 Cambridge Gate London NW1 4JX			See draft decision notices				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<ol style="list-style-type: none"> 1. Replacement of 5 existing air conditioning units with 6 new air conditioning units. 2. Alterations to the floor plan at 3rd, 4th and 5th floor and replacement of 5 existing air conditioning units with 6 new air conditioning units. 							
Recommendation(s):		<ol style="list-style-type: none"> 1. Grant conditional planning permission 2. Grant conditional listed building consent 					
Application Type:		<ol style="list-style-type: none"> 1. Householder Application 2. Listed Building Consent 					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		A press notice was issued on 20 November 2014 expiring 11 December 2014 and a site notice was displayed on 14 November 2014 expiring 05 December 2014. No consultation responses have been received.					
CAAC comments:		<p>Regent's Park CAAC were consulted and raised objection on the following grounds:</p> <ul style="list-style-type: none"> • Object strongly to the installation of air conditioning units, we are increasingly concerned at the cumulative effects on global climate change. • We urge Camden to following the intentions of NPPF on moving to a low carbon economy and the over-riding objective of achieving sustainable development. • We are concerned by the lack of information on the proposed lift, 					

there appears to be no provision for lift plant or overrun space.

Officer response:

- The development is for the replacement of five of the existing air condenser units and the installation of one additional unit. As all units would be new, and thus meet newer standards, the net emission of carbon would be lower. Notwithstanding, the addition of one new unit is not considered to cause a level of harm to the environment to warrant refusal of planning permission.
- No lift overrun is proposed. The lift is a platform lift which does not require overrun space to operate.

Site Description

The site at Cambridge Gate is located at the southeastern edge of Regent's park along the Outer Circle to the North of Park Square West and the underground stations of Great Portland Street and Regent's Park. It is located within the Regent's Park Conservation Area which was first designated in 1985. The property is part of a terrace of ten very large four storey properties with attics and basement, all of which are now sub-divided into apartments. The terrace forms Cambridge Gate which is set back along an inner driveway. The terrace was listed Grade II in 1974.

The terrace was also extended at the rear in 1994. Built in 1876 to the designs of Archer and Green the former houses are French Renaissance in style. Warm coloured bath stone and elaborate detailing distinguishes the terrace from the cream stucco Nash terraces elsewhere and provide a warm note to this edge of Regents Park.

Relevant History

1-9 Cambridge Gate & 1-9 Cambridge Gate Mews

9470104 & 9470307 - Change of use and works of conversion from office and residential use to 24 self-contained flats and a single family dwelling together with works of demolition extension and alteration. Granted 01/09/1994.

Relevant policies

The National Planning Policy (2012)

The London Plan (2011)

LDF Core Strategy and Development Policies(2010)

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

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 (2010)

CPG1 Design

CPG6 Amenity

Assessment

1. Proposal

1.1. The planning permission seeks approval for replacement of 5 existing air conditioning units with 6 new air conditioning units.

1.2. The works which are the subject of the listed building consent are as follows:

Third Floor

- Removal of partition walls within the kitchen and study to the rear.
- Installation of new wall with door to WC to enlarge room and infill existing door.
- Relocate door of existing laundry.
- Installation of new door between the reception and dining room.
- Installation of lift between third and fourth floors.

Fourth Floor

- Removal of partition walls to create hallway to rear addition.
- Installation of partition walls to the master bedroom.
- Alterations to existing walls in bedroom 3.

Fifth Floor

- Rearrangement of the shower room and toilet and installation of built in cupboard.
- The works which are the subject of the planning permission are to replace five existing condenser units with new units and install an extra unit. The units are affixed to a rear wall of the property at roof level.

2. Revisions

2.1. During the course of the assessment the Applicant submitted revised drawings to remove the proposed installation of a door leading from the communal hall into the unit and to remove alterations to the partition walls between bedrooms 2 and 3 at fourth floor in response to concerns from Council Officers.

3. Design

3.1. The overarching aim of Policies CS5, CS14, DP24 and DP25 is to secure high quality design that safeguards the heritage of the Borough. The Council will expect any development to a listed building to preserve its special interest.

3.2. With regard to the internal works, it is important to note that the 1994 application which allowed the conversion of the property from office to residential together with an extension to the rear involved alterations to the internal floorplan of the unit with the insertion of new partition walls. However, it is evident from reviewing the plans that the previous alterations allow for the original plan form of the building to be read.

3.3. This current application seeks to remove some of the later additions or alter existing partition walls. Overall the proposed internal works still allow the original plan form of the building to be read. Furthermore, the works would not require any additional servicing to be installed. It is considered that the principle of the proposed works is acceptable. A condition is recommended to secure a method statement for the demolition of structural fabric and details of the new doorway at third floor, cornices, skirting, lighting, radiators and floor finishes.

3.4. The local CAAC have raised objection to the there being a lack of detail with regard to the lift. The proposed lift would run between the third and fourth floor only. As it would be a platform lift there would not be an overrun and it would not require any plant. It has been designed in this manner specifically to avoid the need for any plant or lift overrun. The applicant has provided a section plan which demonstrates there will be no lift overrun as a result of the platform lift. Were any overrun required at a later date, this would be subject to another application.

3.5. With regard to the external works, as existing there are 11 condenser units located at roof level within a concealed area. Given the siting of these units they are not visible from neighbouring properties or the wider public area and as such their presence does not impact on the setting of the listed building or the character or appearance of the conservation area. If the existing units were not there, the Council may have an objection to the installation of units in principle. However given they are in existence no objection is raised to the replacement of units and installation of one additional unit given its siting.

3.6. In light of the above, there are no objections to the proposed design of the development.

4. Amenity

4.1. There would be no amenity issues as a result of the internal works to the building.

4.2. Given the siting of the condenser units there would not be an impact on the levels of daylight, sunlight, outlook or privacy enjoyed by neighbouring residents. The main issue would be how the condenser units would impact on the noise and vibration levels for existing residents.

4.3. The applicant has provided a noise report in support of the application. The report demonstrates that the existing background noise level is an average minimum of 43dB. Council LDF policy DP28 requires that plant be at least 5dB below average background noise levels when measured 1m external to a sensitive facade. The noise report predicts that the proposal would operate at 38dB when measured at the nearest sensitive facades, thus satisfying this criteria.

4.4. The noise report has been reviewed by one of the Council's Environmental Health officers who does not raise objection to the proposal subject to a condition requiring that noise from the plant not exceed 5dB below existing background noise levels to ensure neighbouring amenity is safeguarded.

5. Recommendation

5.1. Grant conditional permission and grant condition listed building consent.

DISCLAIMER

Decision route to be decided by nominated members on 12th January 2015. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr Timothy Simpson
Candy & Candy
Rutland Gardens
London
SW7 1BX

Application Ref: **2014/6228/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

8 January 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**Flat 4
7 Cambridge Gate
London
NW1 4JX**

DECISION

Proposal: Replacement of 5 existing air conditioning units with 6 new air conditioning units.

Drawing Nos: PL100, PL101, PL102, PL103, PL301(Proposed Third Floor dated 31/10/14), PL401(Proposed Fourth Floor dated 31/10/14), PL501 (Proposed Fifth Floor dated 31/10/14), PL601, PL602, PL603 and Noise Impact Assessment by Clarke Saunders Acoustics dated 26 September 2014.

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: PL100, PL101, PL102, PL103, PL301(Proposed Third Floor dated 31/10/14), PL401(Proposed Fourth Floor dated 31/10/14), PL501 (Proposed Fifth Floor dated 31/10/14), PL601, PL602, PL603 and Noise Impact Assessment by Clarke Saunders Acoustics dated 26 September 2014.

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

- 4 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.

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

Candy & Candy
Rutland Gardens
London
SW7 1BXApplication Ref: **2014/6551/L**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

8 January 2015

Dear Sir/Madam

DRAFT**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Flat 4
7 Cambridge Gate
London
NW1 4JX****DECISION**

Proposal: Alterations to the floor plan at 3rd, 4th and 5th floor and replacement of 5 existing air conditioning units with 6 new air conditioning units.

Drawing Nos: PL100, PL101, PL102, PL103, PL301(Proposed Third Floor dated 31/10/14), PL401(Proposed Fourth Floor dated 31/10/14), PL501 (Proposed Fifth Floor dated 31/10/14), PL311, PL341, PL441, PL541, PL411, PL511, PL601, PL602, PL603 and Heritage Statement by Heritage Collective dated September 2014.

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 works hereby approved are only those specifically indicated on the drawing(s) 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.

- 3 A method statement, including details of all works that require demolition of structural fabric or affixed non-original fabric shall be submitted to and approved in writing by the Council before works are commenced. 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.

- 4 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.

- 5 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) Plan, elevation and section drawings of the new doorway to be inserted between the two principal rooms at both sides. Cross -section details of the door and architrave joinery should be provided. Any moulding and panelling on the double doors should be included on the elevation drawing. Drawings shall be at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Illustrative details provided of cornices and skirtings where they are to be renewed

d) Details of all new lighting and light switches proposed.

e) Details of new floor finishes proposed.

f) Details of any new radiators proposed showing type and location

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.

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