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| Delegated Report (Members' Briefing) | | Analysis sheet | Expiry Date: | 21/05/2015 |
| | | N/A | Consultation Expiry Date: | 28/5/2015 |
| Officer | | | Application Number(s) | |
| Nanayaa Ampoma | | | 2015/1808/L | |
| Application Address | | | Drawing Numbers | |
| 21 Park Square East London NW1 4LH | | | See Draft Decision Notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| Details of ceiling enclosure and method statement required by condition 4 of listed building consent 2014/5805/L dated 06/02/15 (for installation of air conditioning units) | | | | |
| Recommendation(s): | | Grant Approval of Details. | | |
| Application Type: | | Approval of Details (Listed Building) | | |

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|--|---|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 01 | No. of objections | 00 |
| | | | No. Electronic | 00 | | |
| Summary of consultation responses: | As the application is a discharge of condition application no formal neighbour notification is required. | | | | | |
| CAAC/Local groups*/Other comments: *Please Specify | <p>Historic England: We do not consider it necessary to be notified.</p> <p>CAAC: We continue to object in principle to the use of air-conditioning which is unsustainable in terms of energy use. There are no details of where pipework and ducting will run in this Grade I Listed Building.</p> <p><i>Officer response: As the formal application has already been assessed the current application only focused on particular details to be discharged. therefore pipework details are not required.</i></p> | | | | | |

Site Description

The application site relates to a Grade I Listed Building on the east side of Park Square. The property is one of 12 houses built c. 1823-25 by John Nash fronting Park Square and backing on to Peto Place. Nos.13-16 and 20-24 were converted to flats c.1986 and many internal features were lost as a result. No.21 is now in use as a single family dwelling. The site is within the Regents Park Conservation Area (CA) which was designated in July 1969. The current Regents Park Conservation Area Appraisal and Management Strategy (CAAMS) was adopted July 2011.

The property is a mid-terrace, single-family dwelling house of 5 storeys. This includes a basement level that has a substantial front light well and a sunken rear courtyard. The property benefits from a two storey rear extension given permission in 2013 (see permissions 2013/0095/P and 2013/0103/L).

The property is bordered to either side by similar properties. It is noted that properties Nos. 22 and 23 to the south have 2 storey rear extensions from basement to ground floor. To the north west is the more substantial non-residential building (No. 18 Park Square) which borders the northern boundary of the rear courtyard of the application site. It also virtually surrounds the narrow rear courtyard of No. 20 Park Square.

Relevant History

2014/5805/L: Installation of 2 x air condensor units to valley roof.: Granted

Relevant policies

LDF Core Strategy

CS14 Promoting high quality places and conserving our heritage

LDF Development Policies

DP25 Conserving Camden's heritage

Assessment

- 1.1 This application follows a previously approved scheme under reference 2014/5805/L, for the installation of 2x air condenser units to the valley of the roof.
- 2.1 As part of that permission conditions were attached. Condition 4, the subject of this application, states:
- Detailed drawings at scale 1:10 or 1:20, elevations and method statement 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:*
- *Ceiling mounted plenums*
 - *Dropped ceilings*
- 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*
- 3.1 The submission included the below documents: Method Statement (24 March 2015), 10465/PL4 Rev P3, 10465/PL3 Rev P2
- 4.1 The submitted method statement together with the detailed elevations and plans demonstrate that the proposed dropped roof and plenums would not harm the special interest of the listed building or its character. The proposal would only affect the basement to the listed building where much of the fabric is modern. This element would also not be visible externally.
- 5.1 Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area as required under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. As well as the desirability of preserving the building or its setting or any features of special architectural or historic interest of the listed building under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 6.1 In light of the above, the submitted details are in compliance 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 as required by the condition.

7:1 Recommendation: Grant Approval of Details.

DISCLAIMER: Decision route to be decided by nominated members on 22nd June 2015. For

further information please go to www.camden.gov.uk and search for 'Members Briefing'