

Delegated Report		Analysis sheet	Expiry Date:	27/07/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	
Officer		Application Number(s)		
Amy Grace Douglas		2016/3082/P 2016/3455/L		
Application Address		Drawing Numbers		
15 Park Square East London NW1 4LH		FOD_101; FOD_100; FOD_102; FOD_103; FOD_104; FOD_202A Rev A; FOD_203; FOD_206B Rev B; FOD_207A Rev A; Noise Impact Assessment May 2016 Rev 001 Qt11359; Heritage Statement June 2016 Ref: 2580		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>2016/3082/P: Erection of two-storey rear extension, replacement of rear window to doors, creation of basement lobby and entrance door under front lightwell bridge and installation of an air-conditioning unit to roof.</p> <p>2016/3455/L: Internal and external alterations including a two-storey rear extension, replacement of rear window to doors; changes to the internal layout at lower ground, ground, first, second and third floor level, installation of an air-conditioning unit to roof, creation of basement lobby and entrance door under front lightwell bridge and associated works to the existing vault.</p>				
Recommendation(s):		(i) Grant Planning Permission subject to conditions (ii) Grant Listed Building Consent		
Application Type:		Householder Application Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>A site notice was erected between 23/06/2016 and 14/07/2016 and a notice placed in the Ham and High between 30/6/2016 and 21/7/2016. No objections were received.</p> <p>Historic England were notified of the proposal and they advised that Camden Council is authorised to determine the application for listed building consent and had no comments to make.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Regent's Park CAAC have objected to the proposal on the following grounds:</p> <ol style="list-style-type: none"> 1. Loss of garden space 2. Scale and proportions of the panels on Elevation B should be proportionate to the openings of the Listed Building. 3. Doorframe proposed for the rear elevation at lower ground floor level should be more appropriate to Listed Building. 4. Potentially overlooking from the upper level of the rear extension 5. Light pollution from rear extension 6. Installation of air-conditioning to a traditional house is objected to due to concerns of sustainability. <p><i>Officer remarks:</i></p> <ol style="list-style-type: none"> 1. <i>Discussed within Part 4.4 below.</i> 2. <i>Agreed. The agent has amended the drawings to generally reflect this, however further submission of details with regards to the panels on Elevation B are recommended to be provided as a condition to ensure that, prior to development commencing, the size, design and materials of the proposed door and panels are consistent with the guidance pertained within the relevant legislation.</i> 3. <i>Agreed. As above.</i> 4. <i>No overlooking from the upper level of the rear extension would result. Amenity issues discussed further within the report in Part 5.0 below.</i> 5. <i>Light pollution from the rear extension, given it is a family dwellinghouse and the visibility of nearby residential openings, is minimal and would not be a significant issue resulting from this proposal.</i> 6. <i>The Council aims to promote efficient and sustainable developments; however the scale of the proposal, being one small a/c unit for a single residential dwelling house, would not result in harm to sustainability objectives.</i> 					

Site Description

1. The subject 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.
2. The site is within the Regents Park Conservation Area (CA) which was designated in July 1969 and is a single family dwelling house (Class C3). The current Regents Park Conservation Area Appraisal and Management Strategy (CAAMS) was adopted in July 2011.
3. The property is a mid-terrace, single family dwelling house of 5 storeys. This includes a basement level with a substantial front lightwell and a sunken rear courtyard, paved in York stone with seating around the perimeter. The adjacent properties benefit from existing rear extensions, and it is understood No. 15 has benefited in the past from a rear extension which has since been demolished. To the south east of the subject site, a large 20,000 sq foot polygonal brick building exists, with stone capped buttresses. This building is the Diorama, with its frontages being 17-19 Park Square East.

Relevant History

Subject Site:

2004/4785/L: Internal alterations at ground floor level to existing dwelling – Granted 24/12/2004

Nearby properties:

2013/0095/P: 21 Park Square East - Erection of two storey rear extension at lower ground and ground floor level in connection with existing dwelling (Class C3). - **GRANTED 5/3/2013**

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016) consolidated with alterations

LDF Core Strategy and Development Policies 2010

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

Camden Planning Guidance

CPG1 Design (2013)

CPG6 Amenity (2011)

Regent's Park Conservation Area Appraisal and Management Strategy (Regent's Park CAAMS) (2011)

Assessment

1.0 Proposal

1.1 Planning permission is sought for the following:

- Erection of two-storey rear extension at lower ground and ground floor level;
- Replacement of existing window at rear elevation with new painted timber double doors;
- Installation of painted timber door and glazing panels to infill front lower ground lightwell under the entrance;
- Installation of air-conditioning unit to roof.

1.2 Listed building consent is sought for the above, and also sought for:

- Internal alterations including removal and erection of partitions, new flooring, relocation of boiler and M&E to vaults and associated ceiling alterations.

2.0 Amendments

2.1 Revised plans were received throughout the application. The proposal has been amended to ensure the ceiling height of the lower ground level is the same throughout, as per the recommendations from the Conservation Officer.

2.2 Revised plans were received with revisions to the lightwell door to the front and the double doors to be erected to the rear facing elevation as per the CAAC's guidance and the Conservation Officer's remarks. Details for these doors are recommended to be required under condition.

3.0 Assessment

3.1 The main planning considerations in the assessment of this application are:

- Design (the impact of the proposal on the special interest of the host Listed Building and the character and appearance of the Regents Park Conservation Area)
- Amenity (the impact of the proposal on the amenity of the adjoining occupiers).

4.0 Design

4.1 Policy DP25 'Conserving Camden's Heritage' states that within Conservation Areas, the Council will only grant permission for development that preserves or enhances the character and appearance of the Conservation Area. Policy DP25 also states that the Council will only grant permission for alterations to a listed building where it considers this would not cause harm to the special interest of the building.

4.2 Rear Extension

4.3 The Regents Park CAAMS (the CAAMS) specifies that development proposals should preserve or enhance the character or appearance of the Regent's Park CA and that of the Regent's Park CA within the City of Westminster. High quality design and high quality execution will be required of all new development at all scales.

4.4 The CAAMS also requires that development which results in the loss of private open spaces is unlikely to be acceptable due to the positive contribution of these spaces to the character and appearance of the conservation area. In this case, the existing courtyard is fully paved and comprises approximately 30sqm; the addition of the extension would reduce the outdoor amenity area to 22sqm. However, this is considered acceptable given the remaining area is usable and would not reduce the quality of life for occupants; additionally the loss of the area would on balance be acceptable due to the historic extension that originally existed here (see site description para 3 above).

4.5 The main element of this proposal is the proposed two-storey rear extension at lower ground and ground floor level. The proposed rear extension would be located at lower ground floor level, with a flat roof, triangular shape, measuring a maximum height of 6m, depth of 4m, and width of 3m along the existing rear elevation, and comprise a WC at ground floor level and a study at lower ground level. The proposed extension would be tied-in to the flank wall of the Diorama building, abutting its lower reaches which are slightly stepped, and would be constructed of matching materials to the existing brickwork, and glazing – a glass link wrap-around is proposed. The proposed two-storey extension would be of a suitable scale and form so as to appear subordinate in the context of the host building, which is five storeys when viewed from the rear, and as such would not have a detrimental impact on the Listed Building nor the Regent's Park Conservation Area. The design is a contemporary addition to the host building but would not cause harm to the appearance, character or special interest as a listed building. The extension would feature glazing which ensures the extension is of a lightweight appearance and the original form of the building would remain discernible when viewed from the rear.

4.6 A condition is recommended with any grant of permission to require a Structural Engineer's assessment and method statement for the tying-in of the new structure into this wall which is also a Listed Building and forms part of the Diorama.

4.7 Details on all external materials is also recommended for submission prior to development, and a condition requiring matching materials is recommended, to ensure the development complies in terms of quality and design.

4.8 Alterations to Rear Fenestration

4.9 CPG1 (Design) states that where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like for like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns, and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening. The Regent's Park CAAMS requires that doors and windows should be restored to original glazing material and configuration where they have been replaced in the past, and typically windows are wooden sliding sashes with slim glazing bars, crown glass and shutters.

4.10 The proposed alterations include the lowering of the existing rear window cill and the installation of timber painted double doors. It is considered these works do not significantly impact the rear proposal as the doors, in lieu of a window to the rear, would preserve the overall character of the Listed Building without significantly causing harm to the fabric of the building, given the historic evidence of a previous rear extension to this façade. Therefore the loss

of some material fabric of the building would not cause significant harm.

- 4.11 To ensure the frames comply with the existing windows of the host building, and to ensure compliance with the Regent's Park CAAMS, details are recommended to be secured via condition.
- 4.12 Door to Front Lightwell and Glazing Panels
- 4.13 The proposed works to the front lightwell, infilling the space under the ground floor entrance bridge, are considered acceptable and would not be out of character with the streetscene, where similar timber doors and glazing panels exist at this location – the proposal would replicate an established intervention in the Nash terraces around Regent's Park. However to ensure it does not detrimentally impact the conservation area or the character of the host building, and to address the concerns of the CAAC, a condition is recommended for the submission of details of the proposed timber and glazed screen, to ensure it complements the existing glazing on the host building.
- 4.14 Internal alterations
- 4.15 The applicant/agent proposes to undertake other works including, additional flooring to the ground floor, resulting in a high-quality finish to the floor of the entrance porch and over the existing, retained boards in the kitchen. These works are not considered to duly impact the host Listed Building and as such are considered acceptable, subject to recommended conditions requiring the submission of detail to ensure the proposed materials and relationship to floor structure and existing fabric is acceptable.
- 4.16 Installation of A/C unit to roof
- 4.17 A small air-con unit will be installed on the roof between the 2 roof ridges as it will be hidden from any public views. It will not cause harm to either historic fabric or the setting of the building in views.
- 4.18 A Noise Impact Assessment has been reviewed by the Council's Environmental Health officer who has deemed it compliant with relevant legislation but subject to a standard condition controlling noise levels to ensure neighbouring residential amenity is preserved.

5.0 Amenity

- 5.1 Policy CS5 (managing the impact of growth and development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.
- 5.2 The rear extension would not cause any harm in terms of loss of light or privacy due to the presence of the walls of the Diorama, which enclose the rear courtyard. The proposed wall height of the extension would not project above the existing Diorama wall to the south and eastern boundaries. To the north, No. 14 Park Square East has an existing two-storey rear extension which would mitigate impacts of the proposal in terms of loss of natural light. There will be minimal impact on neighbours in terms of light spill from the totally glazed facade due to its location and context adjoining blank flank walls.
- 5.3 With regards to overlooking, the proposal would not result in any loss of privacy as there are no windows proposed to the boundary with the Diorama, and to the north No. 14 Park Square East benefits from a rear extension of similar scale.
- 5.4 As such no impact to residential properties in terms of residential amenity would result.

6.0 Conclusion

- 6.1 Special regards has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 and s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 6.2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 6.3 On balance the proposals are considered to preserve the special interest of the host Grade I Listed Building and the wider Regent's Park Conservation Area and are considered acceptable.

6.4 It is recommended to grant listed building consent and planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5th September 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.