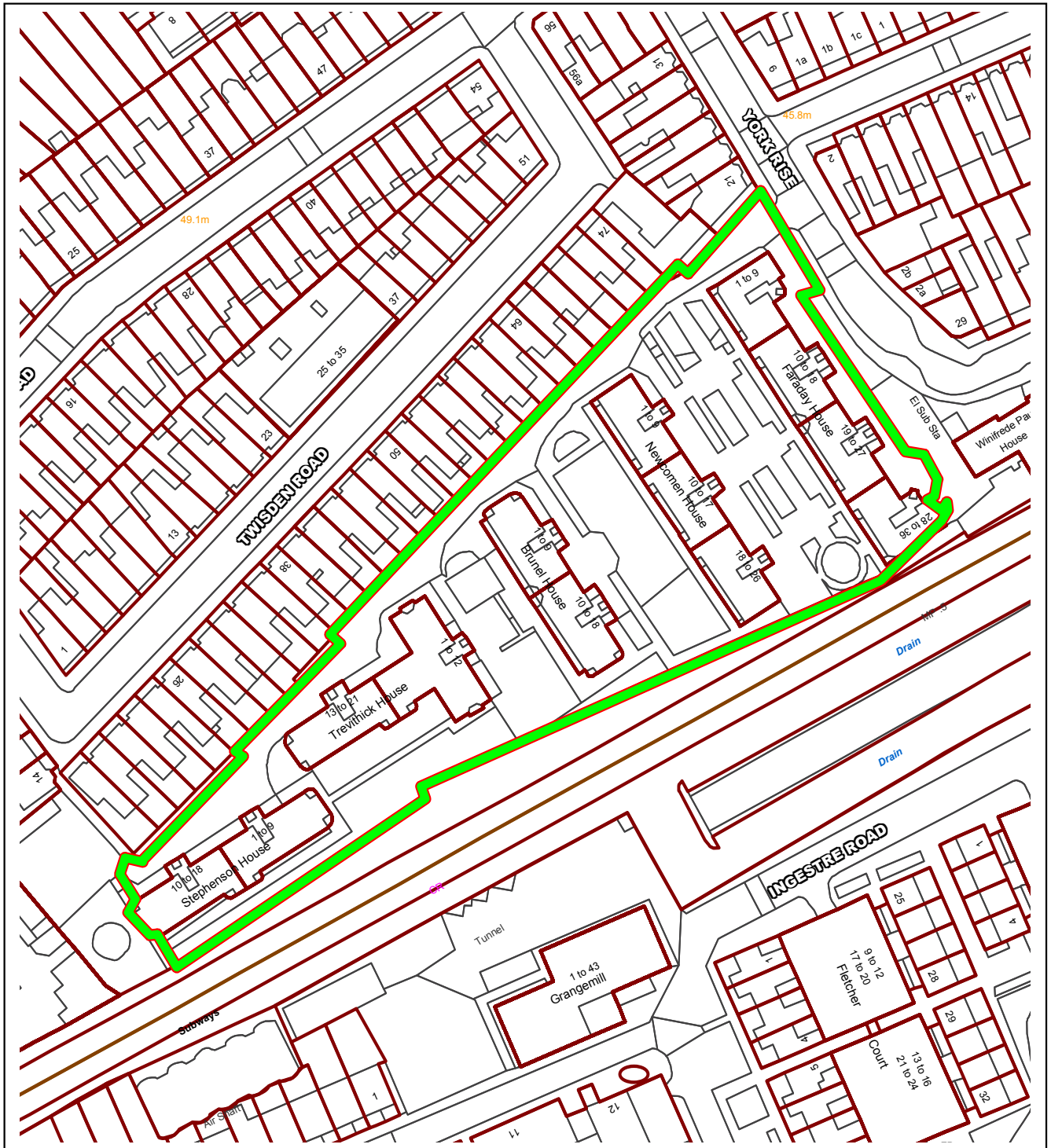


2017/2902/P- York Rise Estate



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|---|--|----------------------------|-------------------------------------|-------------------|
| Delegated Report | | Analysis sheet | Expiry Date: | 17/07/2017 |
| (Members' Briefing) | | N/A | Consultation Expiry Date: | 04/08/2017 |
| Officer | | Application Numbers | | |
| Samir Benmbarek | | 2017/2902/P | | |
| Application Address | | Drawing Numbers | | |
| York Rise Estate: Stephenson House York Rise London NW5 1DP Trevithick House York Rise London NW5 1DR Brunel House York Rise London NW5 1DS Newcomen House York Rise London NW5 1DT Faraday House York Rise London NW5 1DU | | See draft decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| External refurbishment of five mansion blocks comprising the York Rise Estate(Faraday House, Brunel House, Trevithick House, Newcomen House and Stephenson House) to include re-roofing, repairs and re-pointing to brickwork, redecoration of all previously painted external surfaces, and replacement of mansard storey dormer windows with double glazed sash windows | | | | |
| Recommendation: | Grant Conditional Planning Permission | | | |
| Application Type: | Full Planning Permission | | | |

| | | | | | | |
|---|---|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 06 | No. of objections | 06 |
| Summary of consultation responses: | <p>10x site notices were displayed from 14/07/2017 (expiring on 04/08/2017). They were displayed in the following locations:</p> <ul style="list-style-type: none"> • 1x outside Stephenson House (application site) • 1x outside Trevithick House (application site) • 1x outside Brunel House (application site) • 1x outside Newcomen House (application site) • 1x outside Faraday House (application site) • 1x on the junction of Spencer Rise and York Rise • 1x on both junctions of Twisden Road and Chetwynd Road • 1x outside 58 Twisden Road • 1x outside 32 Twisden Road <p>To date, 3x objections have been received from the addresses listed below:</p> <ul style="list-style-type: none"> • 74 Twisden Road • 10 Little Green Street • 54 Twisden Road <p>The comments are summarised as below:</p> <ol style="list-style-type: none"> 1. Major re-roofing works at this scale requires a fully comprehensive survey and analysis of existing roof conditions, materials and finished levels as well as a cost/benefit analysis, construction method statement including care and reuse of existing finishes. 2. Point 1 (above) should be made in reference to Energy Efficient and Historic Buildings- Insulating Roofs at Rafter Level (Historic England) and reviewed by the Council's Conservation Officer and Historic England. The risks to programme, cost, performance and impact are to be vigorously examined and approved prior to work commencing 3. Errors on the application form 4. The existing Delabole roof slating has been reviewed by English Heritage to still have a long lifespan left and so the replacements should be objected on sustainability grounds 5. New windows proposed for the dormers should be sourced from the same manufacturer as the sliding sash windows installed on the lower floors previously. Some of the upper windows at Stephenson House should be replaced with matching sliding sashes to the rest of the building(s). 6. The discharge flues installed a few years ago (without permission) have resulted in a mismatch of different protruding pipes in shape, colour and location, which detracts from the appearance of the elevation of the blocks. It would be beneficial if the existing discharge | | | | | |

flues were to be matched during these works.

7. One of the discharge pipes on Brunel House (facing Twisden Road) has resulted in moss growth damaging brickwork and pointing. There would be no point repointing unless the discharge flues and associated discharging is addressed.
8. The previous planning permission was has not been completely carried out or not carried out in accordance with the approved plans.
9. As the blocks sit in close proximity to Twisden Road properties, methods should be sought for containment of dust, noise and hours of operation.

Officer's Response:

1. *Such information is not required for the purposes of this planning application. The proposal is primarily determined on its design attributes and its impact upon the amenity of neighbouring occupiers.*
2. *The planning application has been reviewed by the Council's conservation officer who raises no objections subject to conditions upon approval. The buildings are not listed and therefore does not need to be reviewed by Historic England. Cost and performance are not a material planning consideration within the development of this scale.*
3. *The errors on the application form are not considered to effect the outcome of the application process as the development does not affect trees and hedges or the habitat corridor and the existing drawings show the dormer window sashes to be six panels over six. Although it is encouraged that potential schemes are to be consulted with neighbouring occupiers, it is not a pre-requisite for a planning application.*
4. *The Council's Conservation Officer has considered that the roof slates are not of such special significance that their replacement would be harmful, given that the proposed slates are of a similar appearance (subject to condition of sample). No evidence has been submitted from either party in respect to comments from English Heritage/ Historic England and as the buildings are not listed, Historic England were not consulted. The sustainability issues is not large enough to warrant a refusal. However, it is anticipated that it is the contractor's/ applicant's responsibility to remove and make use of the existing slates in sustainable manner.*
5. *The choice of manufacturer cannot be a condition of a planning permission. Please refer to paragraph 2.4. Furthermore, it has been suggested to amend the windows on Stephenson House within a further application to improve the appearance of the building.*
6. *The discharge flues have been investigated and found to have been installed more than four years ago (May 2012) and therefore are immune from enforcement action. However, it has been encouraged to amend and reunite the flues on the buildings within a subsequent application.*
7. *Although not within the remit of this application, it is considered if point 6 (above) is addressed, than this issue can be rectified.*
8. *Schemes that diverge from the approved plans should be notified to the Council's Enforcement Department.*
9. *There are informatives on the decision notice detailing hours of operations for construction works and environmental health issues.*

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| <p>CAAC/ National Amenity Society comments:</p> | <p>The Dartmouth Park CAAC was formally consulted. An objection was received with the following comments:</p> <ol style="list-style-type: none"> 1. Original painted washing line props should be retained 2. Existing Delabole slating is good for another 75 years and replacement with silverstone should be rejected on sustainability ground as the existing has half a century efficiency left Delabole slating is valuable and this value should be obtained by the Council and not a third party 3. Brief visual inspection suggests there is little need for repointing- lime mortar is more desirable 4. Boundary wall- permission has been granted in the past for repair but has not been implemented. <p>Officer's Response</p> <ol style="list-style-type: none"> 1. <i>The application does not concern the washing line props</i> 2. <i>The sustainability issues is not large enough to warrant a refusal. However, it is anticipated that it is the contractor's/ applicant's responsibility to remove and make use of the existing slates in sustainable manner</i> 3. <i>The repointing works do not require planning permission</i> 4. <i>Another planning application will need to be submitted to erect/amend the boundary as the three-year time period from the date of approval to implement the works has lapsed.</i> |

Site Description

The application site comprises of 5x residential buildings located on the western side of York Rise and is bordered by the railway line (Gospel Oak- Upper Holloway) to the south of the site and Twisden Road to the north. Each building is four storeys in height and is constructed of stock brickwork with timber sash windows and "Delabole" roof slating upon the roof.

The buildings are located within the Dartmouth Park Conservation Area. Although neither the site nor the buildings are listed, the gardens of the York Rise Estate are locally listed. All five residential blocks are listed within the Dartmouth Park Conservation Area Appraisal and Management Statement as buildings which make a positive contribution to the conservation area.

Relevant History

2005/0556/P- Full Planning Permission granted on 27/05/2005 replacement of windows to common stairwells and replacement of all sash windows to flats at ground, first and second floor levels with double-glazed units. Replacement of existing external balcony doors with double-glazed timber units to match existing (Faraday House only).

2005/1377/P- Full Planning Permission granted on 21/06/2005 for the replacement of windows to common stairwells and replacement of all sash windows to flats with double glazed units. Replacement of existing external doors with double glazed timber units to match existing. Blocking up

of small glazed light windows (Brunel, Newcomen, Stephenson and Trevithick Houses).

2012/4482/P- Full planning permission granted on 30/10/2012 for the erection of new boundary wall between the rear of nos. 50-74 Twisden Road and York Rise Estate, associated with existing residential flats (Class C3).

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2016

London Borough of Camden Local Plan 2017

- G1 (Delivery and location of growth)
- A1 (Managing the impact of development)
- D1 (Design)
- D2 (Heritage)

Camden Supplementary Planning Guidance

- CGP1 (Design)
- CPG3 (Sustainability)
- CPG6 (Amenity)

Dartmouth Park Conservation Area Appraisal and Management Statement 2009

Assessment

1. Proposal

1.1 Planning permission is sought for the following developments at the 5x residential buildings within the York Rise Estate:

- Replacement of the existing roofing slates
- Replacement of existing single glazed windows within dormers of existing mansard with double glazed timber framed sash windows

1.2 The following is also proposed within the scheme which does not require planning permission:

- Repairs and repointing of external brickwork
- Repainting of all previously repainted external surfaces

1.3 The main issues for consideration are:

- The impact of the proposal upon the character or appearance of the host building and the surrounding conservation area and;
- The impact the proposal may have upon the amenity of the occupiers of the neighbouring properties.

2. Impact on the character and appearance of the host building and surrounding conservation area

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of the neighbouring building, and the quality of materials to be used. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves or enhances' its established character and appearance.

2.2 CPG1 (Design) recommends alterations and/or extensions to take into account the character and design of the host building(s) and surroundings. Windows, doors and materials, including roofing materials, should complement the existing the existing building.

2.3 At present, the existing roofing slates on the buildings are identified by the applicant as Delabole natural slate (from Cornwall), which are dark grey in its appearance. The proposed roofing material is Contessa natural slate (from Spain) which would be of the same colour, texture and appearance as the existing roofing slates. Therefore it is considered that the change in roofing material would preserve the individual buildings and the estate as a whole. A sample of the roofing slate would be secured by a planning condition prior to the commencement of the works to ensure its appearance upon the building and wider conservation area.

2.4 The proposed double glazed 'double hung six over six' windows within the existing dormer windows are considered to appear the same in its character and appearance upon the host building(s). The one aspect that is different between the existing and the proposed is the change from single glazed to double glazed. It is considered to be acceptable in this instance and complementary to the application building(s). The submitted details of the window replacements demonstrate that the opening within the dormer windows will not be enlarged or

altered.

3. Other design issues and considerations

3.1 Other works within the development are the repainting of external surfaces which are already painted and the repairing and repointing of brickwork. These works are considered as “de minimis” and do not require the benefit of planning permission.

4. Considerations on Neighbouring Amenity

4.1 Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for development to be “designed to protect the privacy of both new and existing dwellings to a reasonable degree” and that the Council “will aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers.”

4.2 By reason of the minimal physical scale of the works, it is not considered that the development would adversely affect the amenity to adjoining residential occupiers to the site, nor would it affect the residential amenity of the occupiers within the site.

5. Transport

5.1 The proposed scheme has been reviewed by the Council’s Transport Officer who raises no objection to the development, nor would it present any highways issues. The works are not so significant in scale that a construction management plan (CMP) would be required.

6. Recommendation

Grant Conditional Planning Permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th September 2017, 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’.

Mr Michael Royaltan-Kisch
Arcus Consulting LLP
1st Floor
10-11 Heathfield Terrace
Chiswick
W4 4JE

Application Ref: **2017/2902/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

5 September 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
York Rise Estate:

Stephenson House
York Rise
London
NW5 1DP

Trevithick House
York Rise
London
NW5 1DR

Brunel House
York Rise
London
NW5 1DS

Newcomen House
York Rise
London
NW5 1DT

DECISION

Executive Director Supporting Communities



**Faraday House
York Rise
London
NW5 1DU**

Proposal:

External refurbishment of five mansion blocks comprising the York Rise Estate (Faraday House, Brunel House, Trevithick House, Newcomen House and Stephenson House) to include replacement of existing slate roof tiles with Spanish slate roof tiles and replacement of mansard storey dormer single glazed sash windows with double glazed sash windows

Drawing Nos: 4590: 010; 011; 001; 002; 003; 004; 005; 006; 007; 008; 009; 103; 104; 105; 106; 107; 108; 109.

C460-001A; Cembrit 'Contessa' Spanish Slate Specification.

The Council has considered your application and decided to grant permission subject to the following condition(s):

DRAFT

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos: 4590: 010; 011; 001; 002; 003; 004; 005; 006; 007; 008; 009; 103; 104; 105; 106; 107; 108; 109.
C460-001A; Cembrit 'Contessa' Spanish Slate Specification.

Reason:

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

- 4 Before the relevant part of the work is begun manufacturer's specifications of all facing materials shall be submitted to and approved in writing by the Local Planning Authority and samples of the materials shall be provided on site for inspection.

DECISION

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Regeneration and Planning