

Vernon House, 5-8 St Mark's Square, London NW1 7TN refs. 2018/4928/P & 2018/5993/L



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Photo 1 (below): View of Vernon House and dormer windows to be replaced.

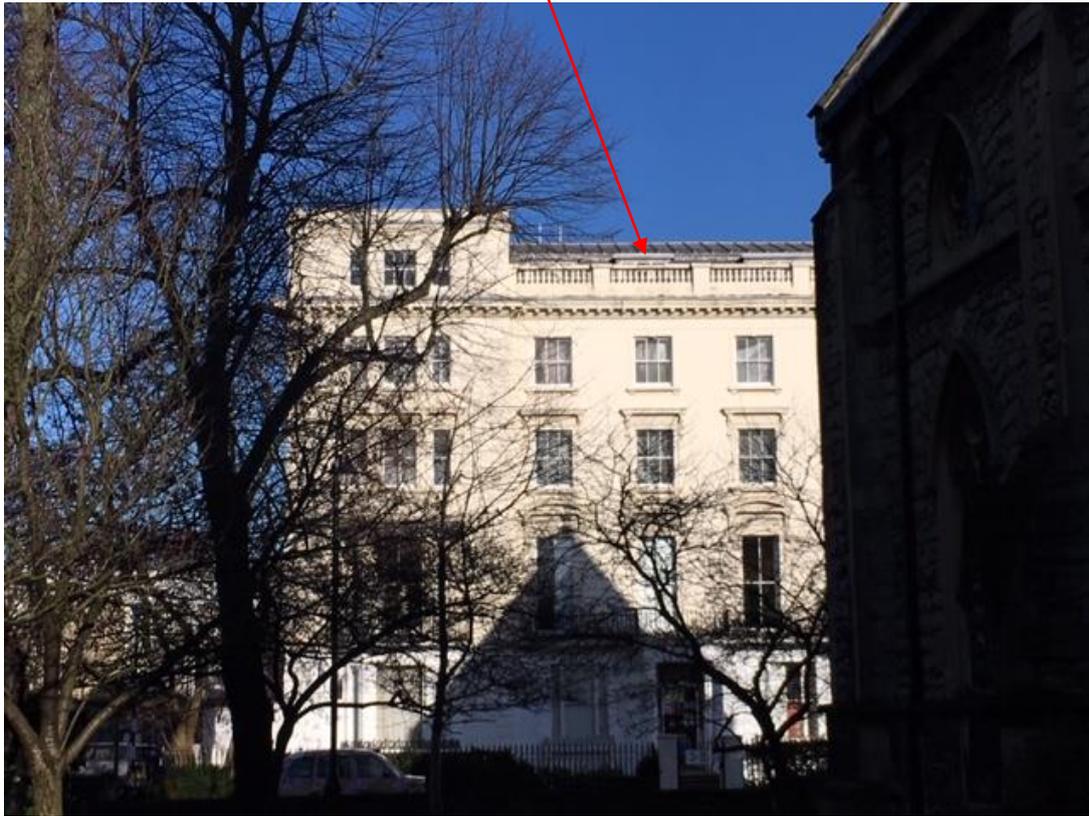


Photo 2 (below): Long view of Vernon House from across the street



Photo 3 (below): Rear door to be replaced



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		05/02/2018			
		N/A		Consultation Expiry Date:		13/01/2019			
Officer				Application Number(s)					
Patrick Marfleet				1. 2018/4928/P 2. 2018/5993/L					
Application Address				Drawing Numbers					
Vernon House 5-8 St Mark's Square London NW1 7TN				Please refer to draft decision notices					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal(s)									
1. and 2. Replacement of ten dormer windows on front and rear elevations at fourth floor level with timber framed units, including replacement of one lower ground metal framed door to rear with timber framed door.									
Recommendation(s):		1. Grant Conditional Planning Permission 2. Grant Listed Building Consent							
Application Type:		1. Full Planning Application 2. Listed Building Consent							
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices							
Informatives:									
Consultations									
Adjoining Occupiers:		No. of responses		00		No. of objections		00	
Summary of consultation responses:		Site notices: displayed from 12/12/2018 and 20/12/2018 Press notices: published on 13/12/2018 and 20/12/2018 No objections were received from neighbouring residents.							
Primrose Hill CAAC (PHCAAC):		The PHCAAC objected on the following grounds: <i>Replacement windows and door are inappropriate in terms of the proportions of the window subdivisions and the size of the framing itself which is heavy and disproportionate compared to the surviving windows in the rest of the buildings. timber vertical sliding-sash windows, in a traditional pattern following the main windows in the house, and with framing members also following the windows in the main elevations in scale and form could be acceptable.</i>							

Officer response

See section 2.3 of this report

Site Description

The application site relates to a 4-5 storey end of terrace building located on the northern side of St Mark's Square at its junction with Princess Road. To the rear the site has a long garden that is bound by the rear gardens of Princess Road to the west and the grounds of Primrose Hill Primary School to the north.

The application building is Grade II listed and is located within the Primrose Hill Conservation Area.

Relevant History

Application site

2018/1997/P 2018/2802/L - Erection of two storey glazed rear infill extension. Approved 02/10/2018.

Relevant policies

National Planning Policy Framework 2018

The London Plan March 2016

Draft New London Plan showing Minor Suggested Changes (13 August 2018)

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance (CPG)

CPG 1 Design (July 2015 updated March 2018)

CPG 6 Amenity (Sept 2011 updated March 2018)

Primrose Hill Conservation Area Statement (2000)

Assessment

1 PROPOSAL

1.1 Planning permission and listed building consent is sought for the replacement of 10 existing dormer windows (6 to the front and 4 to the rear) at fourth floor level, with timber, double glazed casement windows. Permission is also sought to replace a rear door at lower ground floor level with a timber conservation French door.

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Amenity of neighbouring residential occupants (Amenity)

2.2 Design and Conservation

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 The proposed double glazed dormer windows would replace the existing single glazed dormer windows at the site which are not original to the host building, having been installed mid-way through the 20th century, and would therefore not result in the loss of historic fabric. Furthermore, the proposed windows would be conservation type timber framed fittings that would be similar in appearance and design to the existing windows, albeit in a more rationalised three pane form. The use of timber for the window frames is also considered a more appropriate material choice given the age and style of the building (when compared to the existing metal framed windows and door currently in situ), and would represent a heritage benefit as a result.

2.2.3 In addition to this, the front dormer windows at the site are largely concealed by the existing balustrade at fourth floor level and the replacement windows would continue to be largely screened from public view, ensuring no significant impact to the character of the conservation area, or the special interest of the host building, would occur as a result of the development. Similarly, the replacement rear dormer windows and door would only be visible in private views and would not detract from the character and appearance of the surrounding area.

2.2.4 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the host building and conservation area under s.16 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, design, fabric and limited visibility of the proposed replacement windows would ensure no harm is caused to the character of the host listed building and surrounding conservation area.

2.3 Amenity of neighbouring residential occupants

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 The minor nature of the proposed external works, which are limited to the replacement of ten existing dormer windows and one door at ground floor level, would ensure no harm is caused to the amenity of neighbouring residents in terms of loss of light, outlook or privacy.

3.0 Recommendation:

3.1 Grant conditional planning permission and listed building consent

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 28th January 2019, 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'

Application ref: 2018/4928/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 22 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

City Planning Ltd
40-41 Pall Mall 2nd Floor West Wing
London
SW1Y 5JG

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Vernon House
5-8 St Mark's Square
London
NW1 7TN

DECISION

Proposal: Replacement of ten dormer windows on front and rear elevations at fourth floor level with timber framed units, including replacement of one lower ground metal framed door to rear with timber framed door.

Drawing Nos: 17023_PL5_411, 17023_PL5_001(1), 17023_PL5_410, 17023_PL5_170, 17023_PL5_171, 17023_PL5_170, 17023_PL5_171, 17023_PL5_070, 17023_PL5_071, Design and Access Statement dated September 2018, Heritage Statement dated October 2018.

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 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: 17023_PL5_411, 17023_PL5_001(1), 17023_PL5_410, 17023_PL5_170, 17023_PL5_171, 17023_PL5_170, 17023_PL5_171, 17023_PL5_070, 17023_PL5_071, Design and Access Statement dated September 2018, Heritage Statement dated October 2018.

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

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 paragraph 38 of the National Planning Policy Framework 2018.

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

City Planning Ltd
40-41 Pall Mall
2nd Floor West Wing
London
SW1Y 5JG

Application Ref: **2018/5993/L**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

22 January 2019

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Vernon House
5-8 St Mark's Square
London
NW1 7TN

DECISION

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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.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 17023_PL5_411, 17023_PL5_001(1), 17023_PL5_410, 17023_PL5_170, 17023_PL5_171, 17023_PL5_170, 17023_PL5_171, 17023_PL5_070, 17023_PL5_071, Design and Access Statement dated September 2018, Heritage Statement dated October 2018.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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.

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Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION