

75 Gordon Mansions, Torrington Place. WC1E 7HE. 2018/5419/P



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Site Photographs. 2018/5419/P - 75 Gordon Mansions, Torrington Place. WC1E 7HE.



1. Existing gates in place at Flat 75 Gordon Mansions.



2. View on entrance to Flat 75.



3. Entrance to Flat 75 with gates opened.



4. Side view on entrance to Flat 75.



5. View of railings and steps.



6. View of Chenies Mews facing South towards Torrington Place, (Flat 75 Gordon Mansions is on the right, red brick building).



7. Non-original gates installed at foot of steps to Flat 60.



8. Shows close up of area where the original gates have been removed from Flat 60. Terracotta made good, as per proposal.



9. Examples of decorative ironwork in the vicinity of site.

Delegated Report		Analysis sheet	Expiry Date:	22/04/2019
		N/A	Consultation Expiry Date:	31/03/2019
Officer			Application Number(s)	
Matthew Dempsey			2018/5419/P	
Application Address			Drawing Numbers	
Flat 75 Gordon Mansions Torrington Place London WC1E 7HE			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Repositioning of gates to lower steps of residential block.				
Recommendation(s):		Granted		
Application Type:		Councils Own Permission Under Regulation 3		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed from 01/03/2019 to 25/03/2019 and the application was advertised in the local paper on 07/03/2019 (expiring 31/03/2019).</p> <p>No objections were received from local residents.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Bloomsbury Conservation Area Advisory Committee (CAAC) made a representation to object and suggested existing gates should be left in-situ and a new gate should be installed at the foot of the steps.</p> <p>Officer response: The installation of a new gate at the foot of the step would present an un-necessary access barrier for the residential occupiers and anyone wanting to visit them in their home.</p> <p>Gordon Mansions Residents Association Provided comments in broad support of the application.</p>					

Site Description

Gordon Mansions is a Council owned eight storey late Victorian/ early Edwardian residential block. The building is somewhat set in from the highway and has black metal railings between the highway and light-wells serving the lower ground floor. Flat 75, to which this application relates, is a residential property accessed via its own set of steps from Chenies Mews. At the top of the access steps are a set of original wrought iron decorative gates behind which is the entrance door to the flat. No other property uses these steps/ gates for access. Chenies Mews is a very quiet residential lane, and has been known to attract antisocial behaviour due to its slightly secluded out of the way character. Gordon Mansions is not listed, but it does lie within the Bloomsbury Conservation Area, and is highlighted as making a positive contribution with the Conservation Area Appraisal.

Relevant History

(74 Gordon Mansions) **2009/3888/P** - Installation of metal railings to 2 existing balconies of a residential flat (Class C3) at sixth floor level. **Granted, 20/10/2009.**

Relevant policies

National Planning Policy Framework 2019
The London Plan 2016

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG 1 Design (2015, updated March 2018)

CPG 6 Amenity (2011, updated March 2018)

CPG Amenity

The Bloomsbury Conservation Area appraisal and management strategy (April 2011)

Assessment

1.0 Proposal:

1.1 This application seeks permission for the repositioning of wrought iron gates to the lower steps of residential block.

Areas where the original gates have been removed from fixings shall be made good.

New railings are proposed either side of the repositioned gates to ensure symmetry with the existing ironmongery in this location.

A new lock is proposed to be installed, positioned behind an original lock structure on the gate itself.

Weighted springs shall be attached to the gates and adjacent railings to ensure the gates remain in a shut position when not in use.

2.0 Revisions:

2.1 The initial proposal sought to install an additional modern new gate at the foot of the steps and retain the existing gates in place.

After discussion with the applicant they adjusted their proposal to reposition the existing gates.

3.0 Considerations:

3.1 The main planning considerations in relation to the proposed scheme are;

- Design and heritage
- Amenity

4.0 Design and heritage:

4.1 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 neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that preserves and enhances' its established character and appearance.

4.2 CPG1 Design key messages, state that all schemes should consider the context of the surrounding area, the host building itself, using good quality sustainable materials, and opportunities for improving the character and quality of the area.

4.3 The initial proposal to install a new modern gate at the foot of the steps was considered to be of a poor quality in design and heritage terms. The revised scheme to reposition existing decorative gates is considered more suitable.

4.4 Given the proposal seeks to make use of and make good original features, and install features considered entirely appropriate to the host building and surrounding streetscape, it is considered that the revised scheme is acceptable in terms of design and heritage.

4.5 Some concern was raised about the requirement to 'make good' the terracotta cladding

where the gates are currently fitted, however an example where this has been quite sensitively carried out nearby (Flat 60 Gordon Mansions) has reassured the Council Conservation Officer.

4.6 Additionally, a concern was raised that the new railings, required to balance the gates in their new proposed position, should be chosen to match the existing railings as closely as possible. The Conservation Officer was satisfied that the submitted drawings would ensure this.

4.7 Paragraph 3.9 of CPG1 states that "The Council will only permit development within conservation areas, that preserves and where possible enhances the character and appearance of the area in line with Local Plan policy D2 and the NPPF.

4.8 The Council Conservation Officer confirmed they were satisfied with the proposal overall.

4.9 The proposal to reposition the existing gates is considered acceptable in terms of design and heritage.

5.0 Amenity:

5.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of residents are overlooking, loss of outlook, daylight and sunlight, and noise.

5.2 The proposed development is not considered to cause any negative harm to the amenity of adjoining occupiers because the proposed development does not create any new opportunities for overlooking, loss of daylight or sunlight or noise nuisance.

5.3 The repositioning of the gates to the foot of the steps will continue to provide a physical barrier from the public realm to the private realm, however the gates in the new position will have the added benefit of preventing antisocial behaviour in this area.

5.4 The Designing-Out-Crime Officer acknowledged the proposal is likely to reduce the risk of anti-social behaviour.

5.5 Weighted springs shall be fitted to the gates and adjacent railings to ensure that the gates remain in a shut position when not in use. This will ensure the public highway is kept clear for passing pedestrians. Gates that open on the public highway are generally resisted. However, Chenies Mews is a particularly quiet location with very low footfall and use of the gates is not considered to cause an impediment to passing pedestrians in this instance.

5.6 The Council's Access, Highways and Housing Officers met on site and confirmed they are satisfied with the proposal.

5.7 The proposal is considered to improve the amenity of the occupiers of flat 75. Furthermore it will not negatively impact any neighbouring property or occupier.

6.0 Recommendation

6.1 Grant 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 15th April 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: 2018/5419/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 9 April 2019

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:

**Flat 75 Gordon Mansions
Torrington Place
London
WC1E 7HE**

DECISION

Proposal:

Repositioning of gates to lower steps of residential block.

Drawing Nos: Site Location Plan, RB-2019-004 Ao.1.

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 Site Location Plan, RB-2019-004 Ao.1.

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 2019.

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