

Delegated Report		Analysis sheet		Expiry Date:	08/01/2020
		N/A		Consultation Expiry Date:	15/12/2019
Officer			Application Number(s)		
Adam Greenhalgh			2019/4651/P		
Application Address			Drawing Numbers		
The Towers 39 Dartmouth Park Avenue London NW5 1JP			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of steel doors and panels with windows to internalise the ground floor					
Recommendation(s):		Refuse planning permission			
Application Type:		Full planning permission			
Conditions or Reasons for Refusal:		Refer to Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses No. electronic	0 0	No. of objections	0
Summary of consultation responses:		Site notice: 20/11/2019 – 14/12 2019 Press notice: 21/11/2019 - 15/12/0219			
CAAC/Local groups comments:		No comments received.			
Site Description					
<p>The Towers is a 4 storey residential development from the 1950's. It is of brown brick construction with pitched roof. The entire ground floor of the application block comprises a distinctive undercroft/communal area with stores with the building above constructed on distinctive concrete pillars.</p> <p>The application building is not listed but is located in the Dartmouth Park Conservation Area. It is not identified as either a positive or negative contributor to the conservation area.</p> <p>The application site is also located in the Dartmouth Park Neighbourhood Plan area.</p>					

Relevant History

2008/2592/P	The Towers 39 Dartmouth Park Avenue London NW5 1JP	Replacement of existing timber windows and doors with aluminium windows and doors to existing block of flats (Class C3).	FINAL DECISION	19-08-2008	Granted
-------------	--	--	----------------	------------	---------

Relevant policies

National Planning Policy Framework (2019)

The London Plan March 2016 and Draft London Plan July 2017

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy C5 Safety and security

Policy C6 Access for all

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG1 Design (2019)

CPG Amenity (March 2018)

Dartmouth Park conservation area appraisal and management strategy 2009 (DPCAAMS)

Dartmouth Park Neighbourhood Plan 2020 (DPNP)

Policy DC1 Enhancing the sense of place

Policy DC2 Heritage assets

Policy DC3 Requirement for good design

Assessment

1.0 PROPOSAL

- 1.1 Planning permission is sought for the installation of steel doors and steel clad screens (with windows) at the front and rear, on the ground floor, to enclose the ground floor communal area. They would occupy the full height and width of the open areas on the front and rear elevations. It is understood from the submission that the intention of the proposal is to reduce anti-social behaviour in the open communal areas.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation
- Amenity and security of residents
- Access

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 complex is located within the Dartmouth Park Conservation Area and contributes to the character and appearance of the conservation area. The Dartmouth Park conservation area appraisal and management strategy 2009 notes that the Towers are an early 1950's block with free-standing pilottis at ground floor level.

2.2.3 Policy DC3 (Requirement for good design) of the Dartmouth Park Neighbourhood Plan requires development to achieve high quality design that respects the character of existing and surrounding buildings and uses good quality materials that complement the existing palette of materials used within the immediate area.

2.2.4 The Dartmouth Park Conservation Area Appraisal Management Plan (DPCAAMP) states that 'work to existing buildings within the Conservation Area will be expected to preserve or enhance the character or appearance of the Conservation Area'. Also, 'The appearance of characterful buildings within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials'.

2.2.6 The building in question dates from the early decades following WWII. The building was designed as a set piece. It is characterful, and although not an outstanding work of architecture, it is a building with some merit. Integral to the design is the notion of 'floating' with the deliberate introduction of pilotti to carry the over-sail of the first floor in the middle section of the development. The use of pilotti serves to dramatise the relationship between the different parts of the development.

2.2.7 Infilling of the ground floor would undermine the architectural significance of the building, most of which is derived from the use and form of the pilotti. The proposal would be at odds with the architectural integrity and the design intention to integrate open communal space at ground floor level. Even if infilling the ground floor area were to be found acceptable, the form and proportions of the intervention make no attempt to respect design intention of the original building and the incongruous use of materials, including what appears to be red steel panels, appear defensive and completely

detract from the building as a set piece. The solidity of the panelling would conceal any sense of openness and effectively introduce new built form of jarring design and material palette to the ground floor.

2.2.8 As a result, the proposed works would fail to preserve the character and appearance of the host building and the Dartmouth Park Conservation Area, contrary to the Camden Local Plan as well as local policy including the DPNP and the DPCAAMS.

2.2.9 The Design & Access Statement advises that the proposal is required to reduce anti-social behaviour which takes place within the existing ground floor communal area. The merits of enclosing the ground floor for this reason are discussed in 'Amenity and security of residents' below. From a Conservation & Design point of view it is not considered that the possible benefits of added security (if there are any) outweigh the harm that would be caused to the character and appearance of the building; and in the proposal is therefore not sufficiently justified.

2.2.10 In reaching this decision, 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. For the combination of reasons set out above the proposed development would fail to preserve or enhance the character and appearance of the host building, adjoining terrace and wider Hatton Garden conservation area.

2.3 Amenity and security of residents

2.3.1 The proposals would not impact significantly upon the living conditions of occupiers at the site or in the surrounding area. The ground floor serves as a communal access (with stores) for residents and visitors and this would remain the case. There would be no adverse impacts upon privacy, light or undesirable noise/activity. Additionally, the proposals would not be overbearing upon the rooms or private gardens of any adjoining properties.

2.3.2 The Design & Access Statement advises that the proposal is intended to reduce anti-social behaviour on the ground floor of the building. No further information is provided as to what the issues are and how the proposal has been designed to prevent the problems. Whilst it is true that the screens and doors would prevent access for unauthorised persons to the building but there is a counter argument that the proposals would markedly reduce natural surveillance of the ground floor contrary to the Design CPG which seeks to encourage permeability, legibility and natural surveillance in development. It is not expected that the screens would reduce the occurrence anti-social behaviour instead it is likely to be displaced, perhaps to the rear of the building or elsewhere in the immediate area.

2.4 Access

2.4.1 980mm wide doors (4) are proposed and level access could be achieved. As such the proposal would maintain safe and convenient access to the building for all users.

3.0 **Recommendation**

3.1 Refuse planning permission

