

Delegated Report		Analysis sheet		Expiry Date:		21/12/2020	
		N/A / attached		Consultation Expiry Date:		10/01/2021	
Officer				Application Number(s)			
Sofie Fieldsend				i) 2020/4957/P ii) 2020/4990/L			
Application Address				Drawing Numbers			
4 Cambridge Gate London NW1 4JX				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
i) Erection of single storey infill extension at lower ground floor to infill existing sunken courtyard and side extension at ground floor with associated terrace. Fenestration alterations within internal courtyard at ground floor. Internal alterations.							
ii) Erection of single storey infill extension at lower ground floor to infill existing sunken courtyard and side extension at ground floor with associated terrace. Fenestration alterations within internal courtyard at ground floor. Internal alterations.							
Recommendation(s):		i.) Refuse Full Planning Permission ii.) listed building consent					
Application Type:		i.) Full planning permission ii.) listed building consent					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:				No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was displayed on the 16/12/2020 and the consultation period expired on the 09/01/2021. A press notice was advertised on 17/12/2020 and expired on 10/01/2021. No objections were received during public consultation					

Site Description

The site is a Grade II listed four storey mid terrace four storey property with a linked two storey rear mews house that leads onto Cambridge Gate Mews. It is located within the Regent's Park Conservation Area.

The townhouse was built in 1877 by Archer and Green, one of a terrace of 10.

Relevant History

Application site

M11/3/13/3029- The execution of alterations to 4, Cambridge Gate, St. Pancras, subject to the work being commenced within six months and completed within eighteen months from the first day of October, 1946, failing which this consent shall become null and void. – **Granted 12/09/1946**

LSX0104310 – Minor alterations at lower ground floor level to internal courtyard including replacement of 2 No. sash windows with French doors, and 2 No. adjacent French doors with enlarged opening. Internal alterations to layout at lower ground floor. – **Granted 05/06/2001**

PSX0104309 - Minor alterations at lower ground floor level to internal courtyard including replacement of 2 No. sash windows with French doors, and 2 No. adjacent French doors with enlarged opening. Internal alterations to layout at lower ground floor. – **Granted 05/06/2001**

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)

Publication London Plan (2020)

Camden's Local Plan (2017)

- A1 - Managing the impact of development
- D1 - Design
- D2 – Heritage

Supplementary Guidance

- CPG Design (2021)
- CPG Home improvements (2021)
- CPG Amenity (2021)

Regent's Park Conservation Area appraisal and management strategy (2011)

Assessment

1. Proposal

1.1 The proposal is for the following works:

- Erection of single storey infill extension at lower ground floor to infill existing sunken courtyard and side extension at ground floor with associated terrace
- Fenestration alterations within internal courtyard at ground floor
- Internal alterations including the removal of internal walls at lower and upper ground and installation of a lift.

2.0 Assessment

2.1 The main considerations in relation to this proposal are:

- Design and heritage Impacts
- Amenity
- Transport

3.0 Design and heritage

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of Camden's Local Plan outlines that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. In addition it should integrate well with the surrounding streets and contribute positively to the street frontage. Policy D2 states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. It adds that the Council will resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building.

3.2 CPG Home Improvements states that extensions should:

- Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- Be built from materials that are sympathetic to the existing building wherever possible;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;
- Be carefully scaled in terms of its height, width and depth;
- Allow for the retention of a reasonably sized garden;

3.3 It further adds that extensions should 'Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space'

Assessment

3.4 Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013

3.5 Special regard 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.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

3.6 Special regard has been given to the desirability of preserving or enhancing the character and 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 (ERR) 2013.

3.7 The house is unusually deep in plan with a central lightwell that was partially infilled historically to create a link structure. To the rear, it has retained its lower ground floor yard. Like all the others in the terrace, it has a specially designed, tapered, light-weight, two-storey link structure connecting it to its associated mews house that fronts Cambridge Gate Mews. The tapered ends mean that the relationship between the house and its mews, and the non-originality of the link structure, can be clearly identified. Although the rear wall of the mews house appears to have been moved a few feet into the yard, the general plan-form relationship appears largely unaltered.

3.8 The development will completely infill the lower ground floor courtyard to create an enlarged bedroom with a glazed ceiling. At upper ground floor level the existing conservatory structure overlooking the courtyard will be demolished and extended towards the bay window with new patio doors inserted to the bay to access the proposed terrace.

3.9 The raising of this terrace from lower ground to ground level is considered contrary to the historic plan form and use which causes harm to the listed building and terrace. It also turns the existing yard into an enclosed basement room, which atypical and historically incorrect.

3.10 It is noted that the floor of the terrace will be “structural glass” to allow it to be utilised, however the room below is labelled as a bedroom. There are concerns without secured details that this would become opaque glass to maintain privacy to this room at lower ground floor. Therefore if the proposed glazing is no longer transparent you would no longer be able to view and understand the true historic arrangement.

3.11 At ground-floor level, it is proposed to partially demolish the bay window to insert set of timber patio doors and new window to allow access to new terrace. It is considered atypical to have garden access from the rear of a formal room such as this. Historically a house such as this would not have had a “back garden”. This is considered to harm to plan form and result in the loss of historic fabric.

3.12 It is observed that every house in the terrace appears to be furnished with a similar link building. All were clearly done simultaneously and are evidently designed to allow the rear of the house and the rear of the mews house to be read, and their relationship to be understood. The yard demonstrates the traditional arrangement of the house, separating it from the mews house behind.

3.13 The existing conservatory is subordinate to the bay window, having a pitched roof that makes it lower than the windows. The link structure is canted to allow the bay window enough space to be experienced. It is considered that the proposal to remove this existing link structure and extend the

building towards the historic bay would crowd this feature and result in loss of appreciation. It would also harm its relationship with the main house as this and the mews house are currently still read as two separate elements and the proposal to extend the link merges these more substantially making it harder to read/understand the historic relationship.

3.14 It is considered by increasing its depth so it is closer to the bay window and squaring this extension off that the amount of useable amenity space is reduced from 28.7sqm to 19.3sqm (9.4sqm lost), the remaining space would result in less than 50% of the historic courtyard amenity space being retained which is contrary to CPG Home Improvements. Further loss of this courtyard would cause harm to the character and appearance of the listed building as it would erode the relationship between the house, its yard and its mews.

3.15 The rear elevation of the mews house would also be removed with much of its upper floor being incorporated into the link building, creating an undifferentiated open-plan space. The surviving portion of the rear elevation in plan would be replaced with glazing. It is not contended that the rearmost elevation of the mews is original, but it is traditionally built in load-bearing brickwork, with traditional timber sash windows. Its replacement with a glass-clad open-plan space, looking out on a glass floor, would severely compromise the setting of the listed building, and of its neighbours.

3.16 The development includes a large quantity of recessed downlighting. This is not appropriate in rooms of historic character. It is also likely to be visible from outside. Their installation is also considered to harm the historic fabric of the building as the ceilings will need to be cut into to facilitate them.

3.17 The extensions would not appear as subordinate additions to the host property. The open amenity space is already small in relation to the listed building. Although views of the development would be limited from the street. This application represents increased enclosure, an impact on the setting of the listed building and the loss of the ability to appreciate the exterior appearance of the historic building and a loss of the relationship between the main house, mews house and their central courtyard.

3.18 The further reduction/erosion of the open courtyard and other elements of the development would be detrimental to the listed building. It would constitute less-than-substantial harm to the designated heritage asset, as per paragraph 196 of the NPPF. The development would also detract from the character and appearance of the Regents Park Conservation Area. There are no demonstrable public benefits to the proposal to consider that would outweigh the harm to the significance of the listed building.

3.19 Overall it is considered that the raising of the courtyard to ground floor, the dominant link extension and the loss of historic fenestration, fabric and plan form to harm the character and appearance of the listed building, listed terrace and wider conservation area. It would also be at odds with, and harm, the prevailing pattern of development along the rear of the listed terrace. The development would fail to preserve or enhance the heritage asset and would cause harm to its special architectural and historic interest.

4.0 Amenity

4.1 Local Plan Policy A1 and Camden CPG Amenity seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

4.2 The development is contained within the central lightwell and internally, as it does not extend above the existing courtyard walls there would not be a material impact on the amenity of neighbouring residential properties in terms of loss of light, privacy, overlooking or a sense of enclosure.

5.0 Transport

5.1 Cambridge Gate is a private road which is managed and maintained by the Crown Estate Paving Commission. The Council's Highways Team have assessed the development and consider it be insufficient to justify the imposition of a Construction Management Plan and associated contributions, despite their proximity to the HS2 construction corridor.

6.0 Recommendation

6.1 Refuse full planning permission and listed building consent.