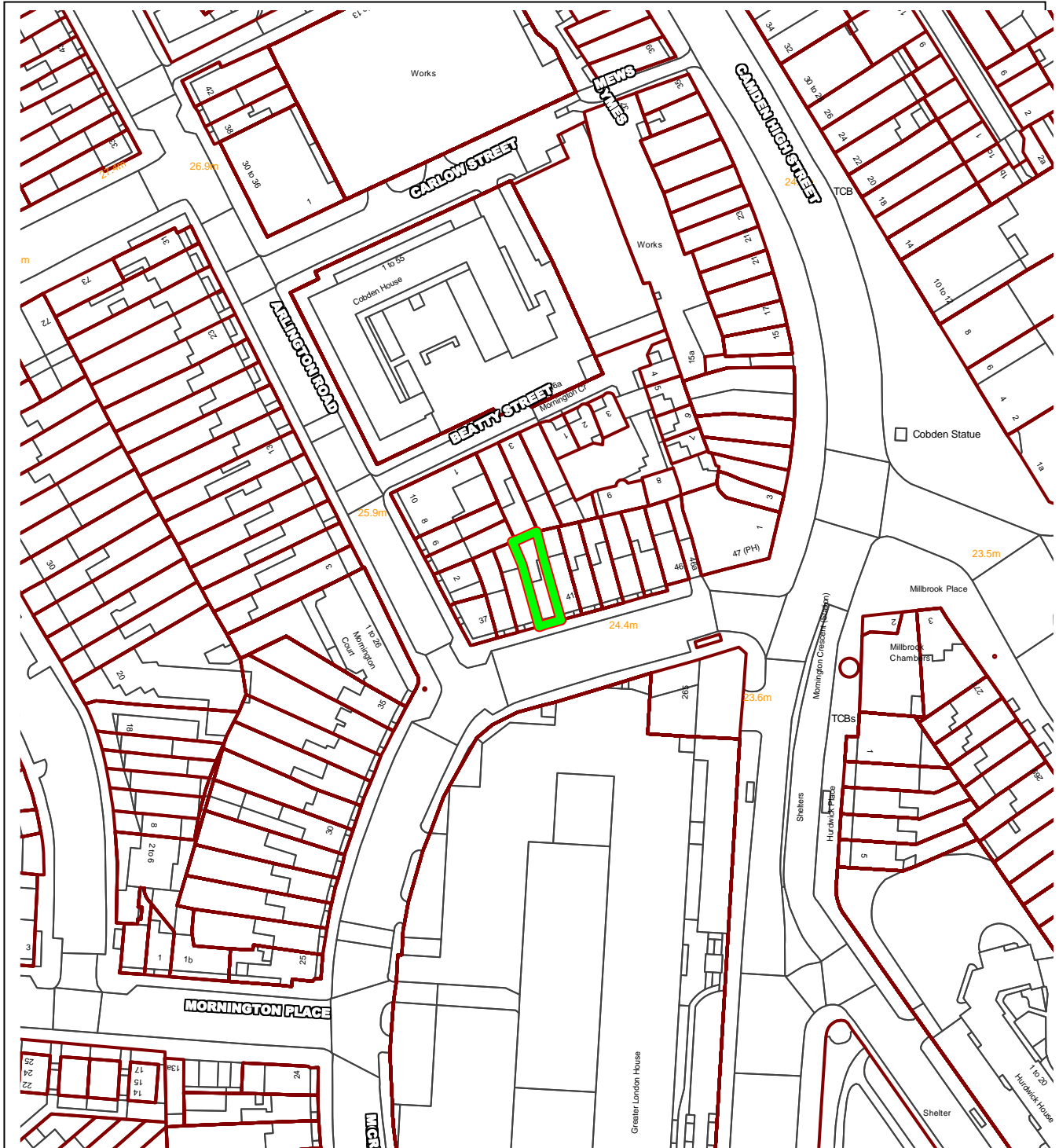


2022/0871/P  
40 Mornington Crescent



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2022/0871/P – 40 Mornington Crescent  
Site Photos and Plans

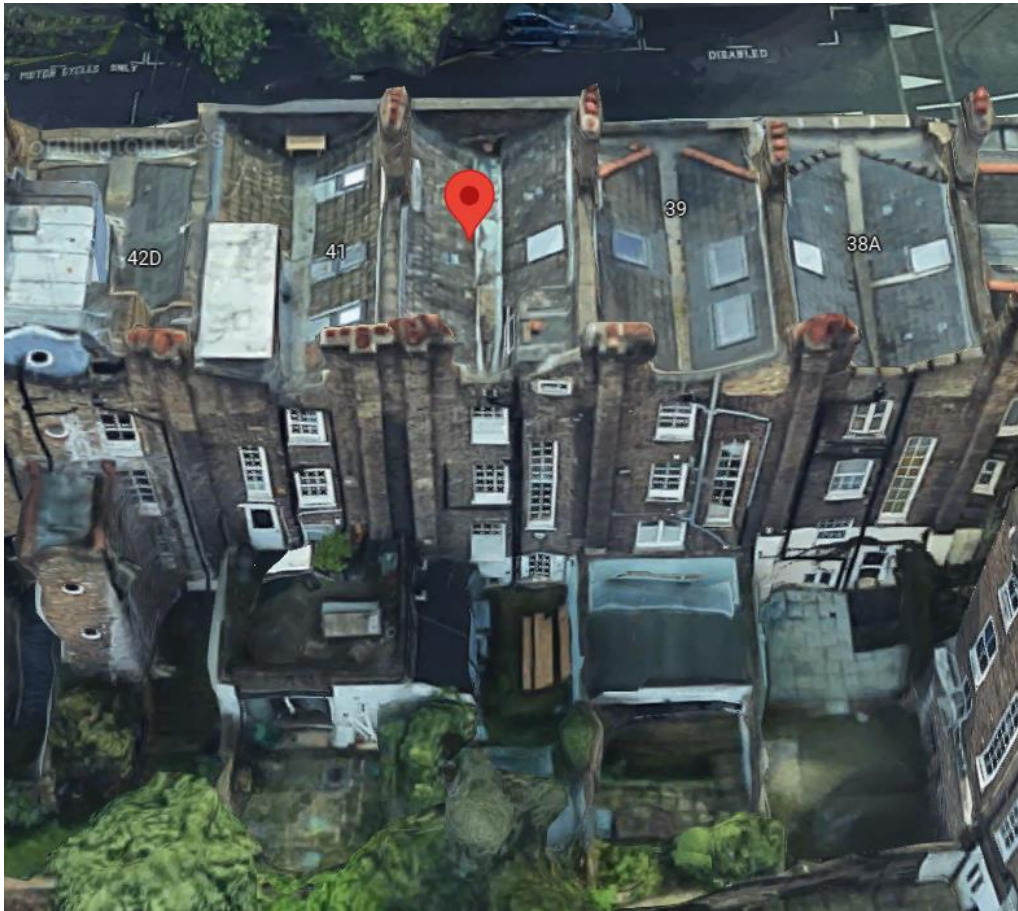


Fig 1. Aerial view of the rear of 40 Mornington Crescent.



Fig 2. Photo of existing rear elevation.

2022/0871/P – 40 Mornington Crescent  
Site Photos and Plans

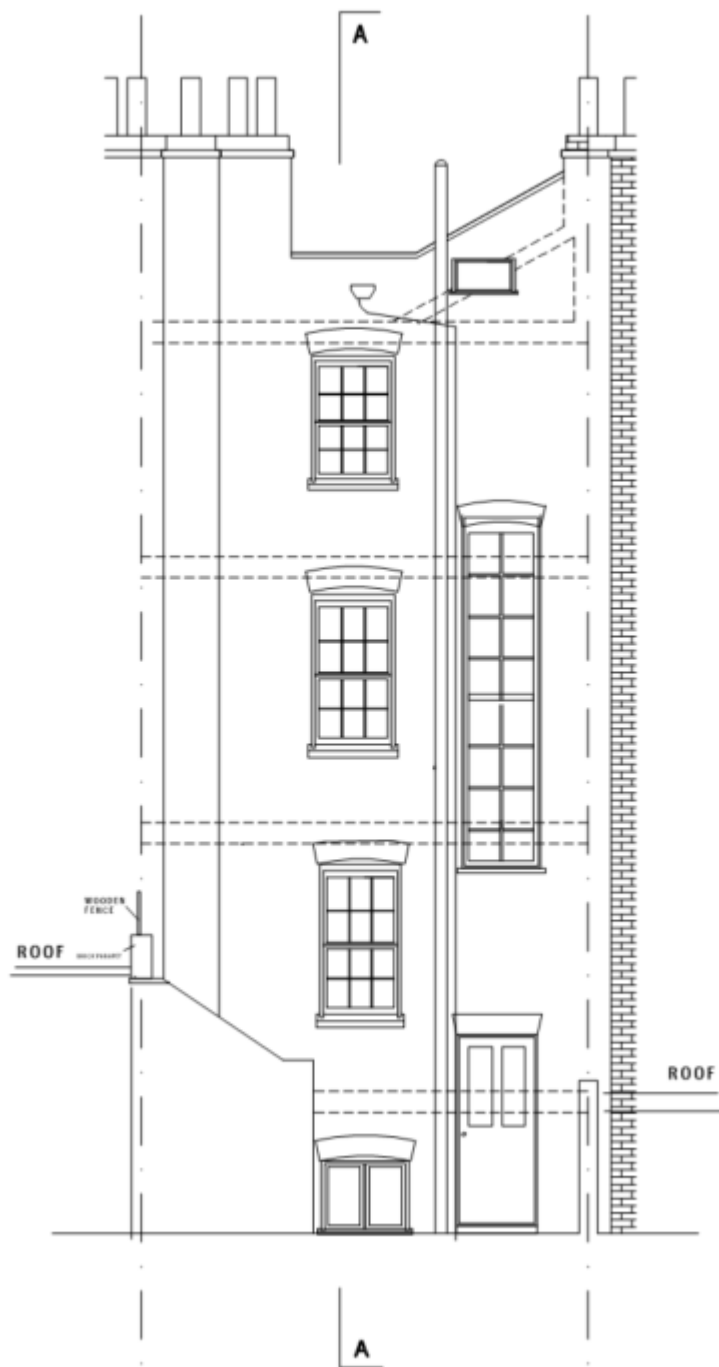


Fig 3. Existing rear elevation drawing.

2022/0871/P – 40 Mornington Crescent  
Site Photos and Plans

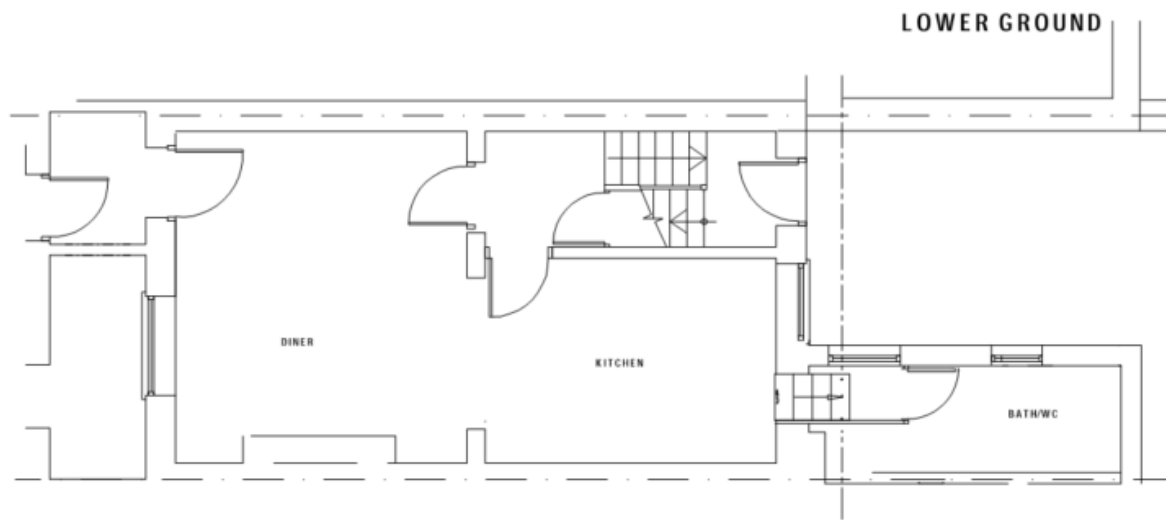


Fig 4. Existing lower ground floor plan.

2022/0871/P – 40 Mornington Crescent  
Site Photos and Plans

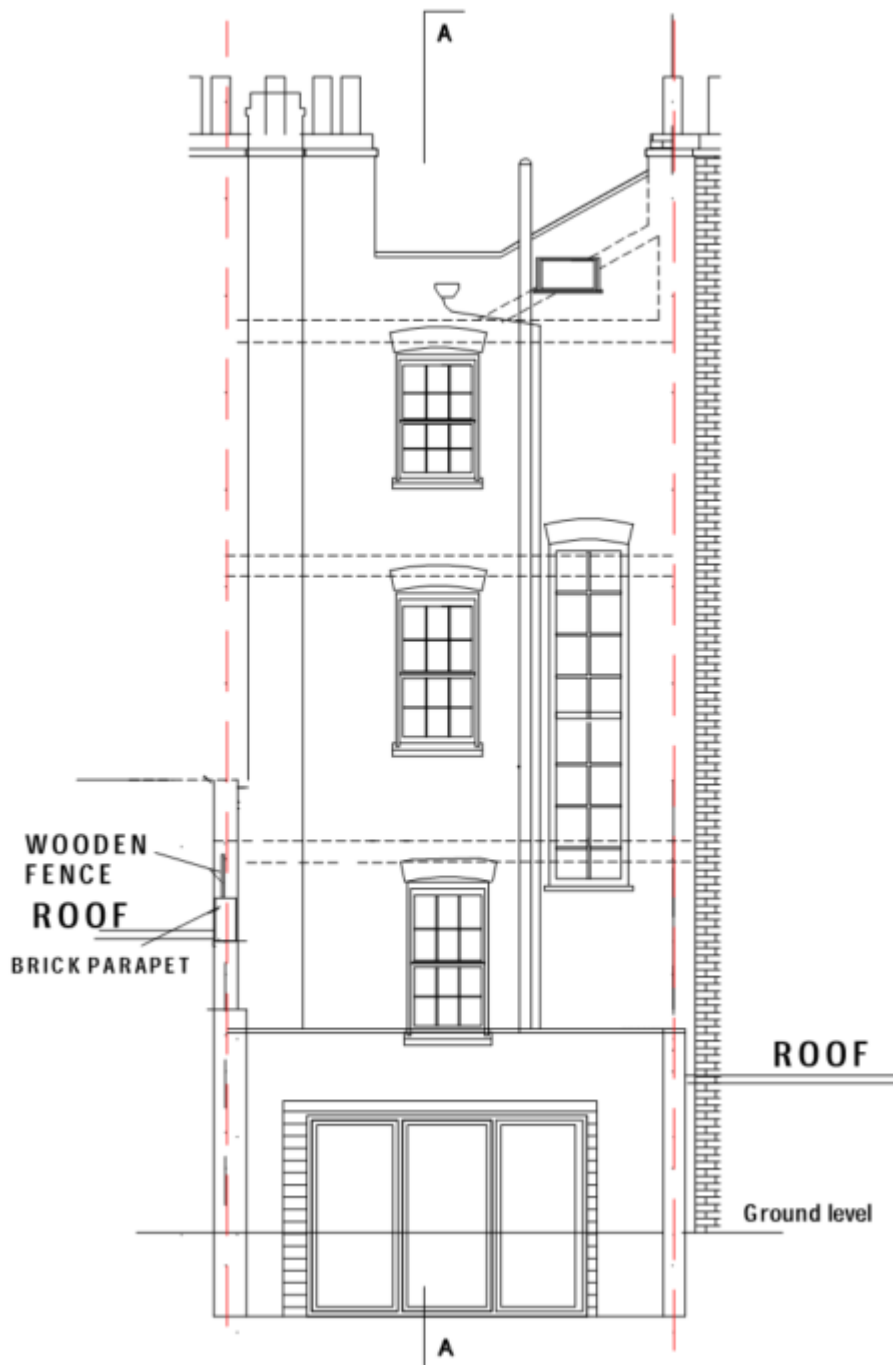


Fig 5. Proposed rear elevation.

2022/0871/P – 40 Mornington Crescent  
Site Photos and Plans

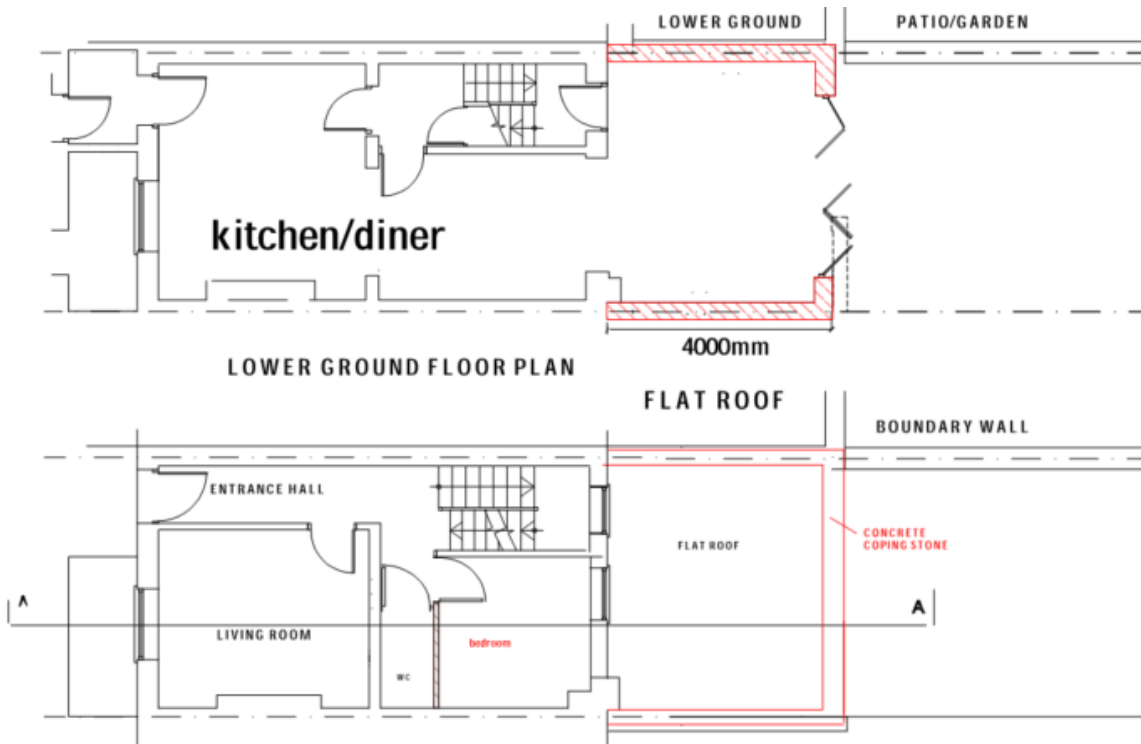


Fig 6. Proposed lower ground floor (top) and upper ground floor (bottom) plans.

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>29/04/2022</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>08/05/2022</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Daren Zuk				2022/0871/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
40 Mornington Crescent London NW1 7RB				<i>See draft decision notice</i>			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of single-storey rear extension.							
<b>Recommendation(s):</b>		<b>Grant conditional planning permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
<b>Summary of consultation responses:</b>		Site Notice: displayed 08/04/2022, expired 02/05/2022 Press Notice: published 14/04/2022, expired 08/05/2022  One response in objection was received, which is outlined below: <ul style="list-style-type: none"> <li>The house retains its original layout and is one of the last remaining unruined buildings in Mornington Crescent. The proposed works removes the original charm, including original windows. It is one of the last remaining unruined buildings in Mornington Crescent, and of heritage interest.</li> </ul>					

<p><i>Officer response(s) in italics.</i></p>	<p><i>Officer Response:</i></p> <ul style="list-style-type: none"> <li><i>The Council’s Conservation Officer reviewed the proposed rear extension and advised there are no concerns, and that the historic character of the host building, and wider conservation area would be preserved. Further consideration can be found in Section 4 of this report.</i></li> </ul>
<p><b>Camden Town CAAC</b></p> <p><i>Officer response(s) in italics.</i></p>	<p>A letter of objection was received on behalf of the <b>Camden Town CAAC</b>. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> <li>40 Mornington Crescent is the sole surviving intact house within the group of terraces. Owing to its early origin in the conservation area and its rarity of preservation, the CAAC objects to the proposed demolition of the closet wing and the erasure of the internal plan form at basement level. The demolition of the outrigger and loss of the original rear openings at basement level cannot be supported as this results in unnecessary loss of original fabric.</li> <li>The CAAC notes that it may be possible to add a modest extension to the side of the existing outrigger to provide a similar quantum of accommodation, with interconnection provided by utilising existing openings. Such a solution should result in a more sympathetic addition, with greater retention of existing fabric and retaining the ability to ‘read’ the original form.</li> <li>The CAAC confirms that a Listing Application has recently been made for nos. 37-41 Mornington Crescent, which is in the process of being assessed by Historic England.</li> </ul> <p><i>Officer Response:</i></p> <ul style="list-style-type: none"> <li><i>Assessment of the historic features of the building, and the design of the proposed rear extension, are covered in Section 4 of this report.</i></li> <li><i>The proposed lower ground floor rear extension is considered an appropriate size and scale as not to overwhelm the host building. It is also noted that the majority of the historic rear elevation and fenestration will be retained as part of this proposal.</i></li> <li><i>Historic England’s decision with regards to the listing request in outlined in Section 4 of this report.</i></li> </ul>

<p><b>Site Description</b></p>
<p>The application site is located on the north side of Mornington Crescent, between Camden High Street (east) and Arlington Road (west). It comprises a three-storey (plus basement) mid-terrace building dating from the mid-19<sup>th</sup> century. The site is located within the Camden Town Conservation Area, and although not listed, is considered to positively contribute to the character and appearance of the conservation area.</p>



## Relevant History

**CTP/K12/2/21/22902** – The erection of a roof extension to provide an additional habitable room.  
**Granted 30/09/1976 (not implemented)**

## Relevant Policies

**National Planning Policy Framework (2023)**

**The London Plan (2021)**

**Camden Local Plan (2017)**

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

**Camden Planning Guidance**

- CPG Amenity (2021)
- CPG Design (2021)

**Camden Town Conservation Area Statement (2007)**

## Assessment

### 1. Proposal

1.1. Planning permission is sought for the erection of a single-storey rear extension.

### 2. Planning Considerations

2.1. The key considerations material to the determination of this application are as follows:

- Design and Conservation
- Effects on amenity of neighbouring occupiers

### 3. Design and Conservation

3.1. 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 respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

3.2. To facilitate the erection of the single-storey rear extension, the existing rear closet wing will be removed. This extension is not considered to be integral to the historic significance of the host dwelling nor of the wider conservation area, thus there is no objection to its removal.

- 3.3. The proposed extension is full-width and 4m deep, which is considered acceptable in size. The height of the extension would not exceed the height of the existing boundary walls on either side and would feature a modern appearance with large patio doors and matching brick facade. Further, the height of the extension would not exceed the lower cill of the upper ground floor rear window, thus preserving the historic rear fenestration of the dwelling.
- 3.4. The rear extension of the application property together with the adjoining properties above the lower ground floor level is visible from oblique angles from Arlington Road to the west. The proposed rear extension would be mainly screened by the existing side site boundary walls and would not be readily visible from the streetscene. In terms of location, form, scale, proportions, and dimensions the proposed extension is considered subordinate to the existing building and would respect and preserve the character of the existing building and the wider conservation area.
- 3.5. It is noted that an application was submitted to Historic England for a request to formally list the group of terraces at nos.37-41 Mornington Crescent, which includes the subject site. On 18/09/2023 Historic England provided a response to the listing request, which was rejected. Their report outlines that while the exterior of the building services reasonably well, it lacks the architectural accomplishment of nearby c19 terraces, and that there is evidence of substantial alteration internally with few historic features of note appearing to survive. The report continues saying that although it is among the earliest buildings to be completed in the Southampton Estate, this does not equate to special historic interest in the national context and does not outweigh the lack of architectural interest.
- 3.6. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding 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. Owing to the size, scale, design, and location of the proposed rear extension, it is considered to preserve the character and appearance of the Camden Town Conservation Area.

#### **4. Amenity**

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. Given the location and positioning of the proposed rear extension, it is not anticipated to have any significant impact on the amenity of neighbouring occupiers in terms of loss of light, outlook, or privacy. The footprint of the lower ground floor extension will not extend past the depth or have a taller height than the existing extensions at neighbouring nos.39 and 41, thus negating any impact on loss of daylight/sunlight. Further, the new rear facing patio doors will not have any direct views into any habitable rooms at either of those properties.
- 4.3. The proposed rear extension is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning Policy A1.

## **5. Conclusion and Recommendations**

5.1. In conclusion, the proposed works would preserve the character or appearance of the host building and the terrace of which it forms a part and would be considered to preserve the character and appearance of this part of the Camden Town Conservation Area. As such, the proposals are considered to accord with the requirements of Policies D1 and D2 of the Camden Local Plan and it is recommended that planning permission is granted subject to relevant conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 2<sup>nd</sup> October 2023 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/0871/P  
Contact: Daren Zuk  
Tel: 020 7974 3368  
Email: Daren.Zuk@camden.gov.uk  
Date: 18/09/2023

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

CA (UK) Ltd.  
2 Batcheldor Gardens  
Bromham  
Bedford  
MK43 8SP

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Householder Application Granted

Address:

**40 Mornington Crescent  
London  
Camden  
NW1 7RB**

# DECISION

Proposal:

Erection of single-storey rear extension.

Drawing Nos: 40.1/21, 40.2/21, 40.3/21 40.4/21, 40.5/21, 40.7/21, 40.8/21, Location Plan, Block Plan, Design & Access Statement, Heritage Statement (March 2022)

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

40.1/21, 40.2/21, 40.3/21 40.4/21, 40.5/21, 40.7/21, 40.8/21, Location Plan, Block Plan, Design & Access Statement, Heritage Statement (March 2022)

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

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

- 4 The roofs of the extensions hereby permitted shall not be used as balconies, terraces, or for any other ancillary residential purposes.

Reason: In the interests of the amenity of surrounding occupiers in accordance with Policy A1 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email [transportpolicyjobs@camden.gov.uk](mailto:transportpolicyjobs@camden.gov.uk) for further details.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**