

13 Jeffrey's Place - 2023/5081/P

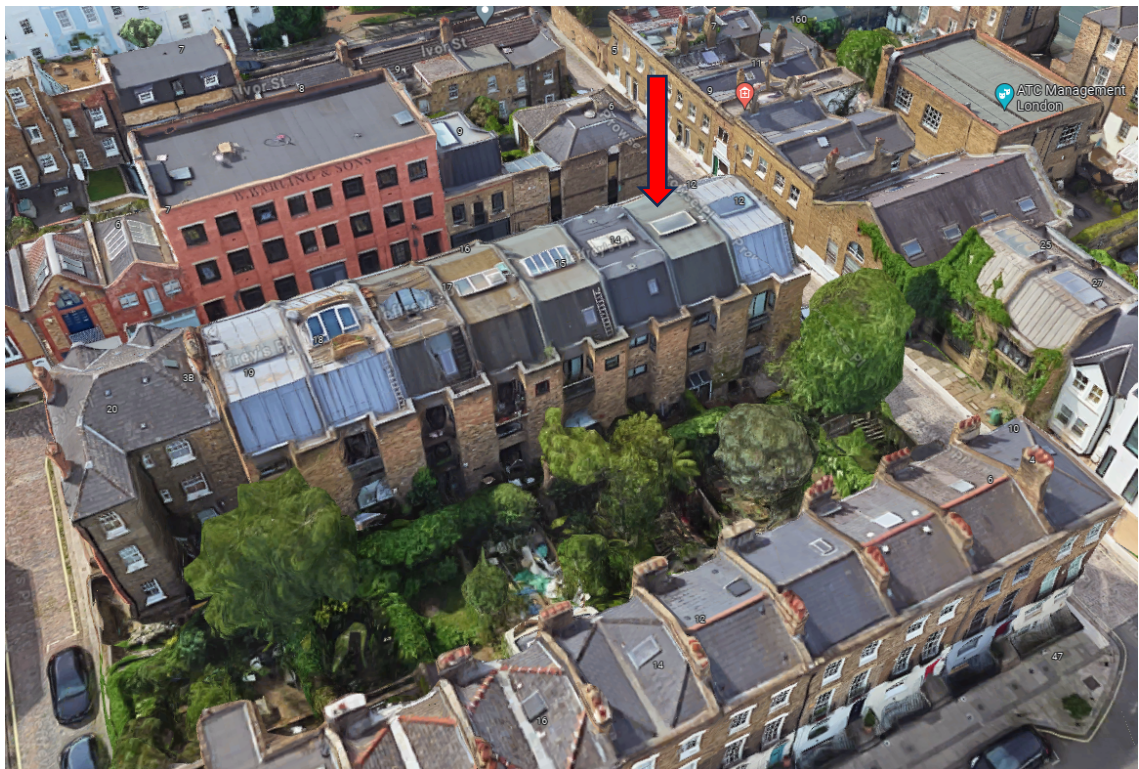


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2023/5081/P – 13 Jeffrey's Place, NW1 9PP



1. Jeffrey's Place street elevation



2. Aerial view of rear of site from west



3. Image of rear elevation, upper part (first, second floors)



4. Image of rear elevation, lower part (ground floor)

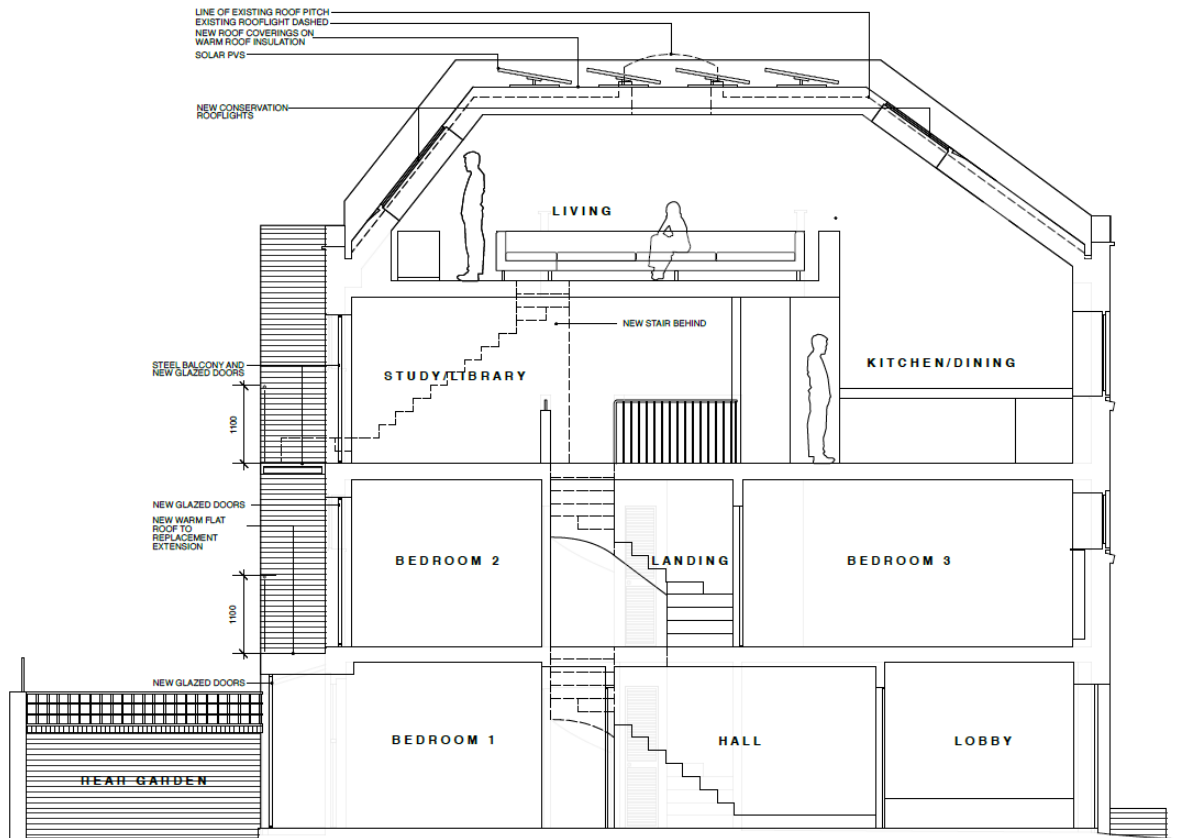


5. Example of similar balcony (at adjoining no. 12)



6. Example of other similar balconies (at properties to north of host property)

2023/5081/P – 13 Jeffrey's Place, NW1 9PP

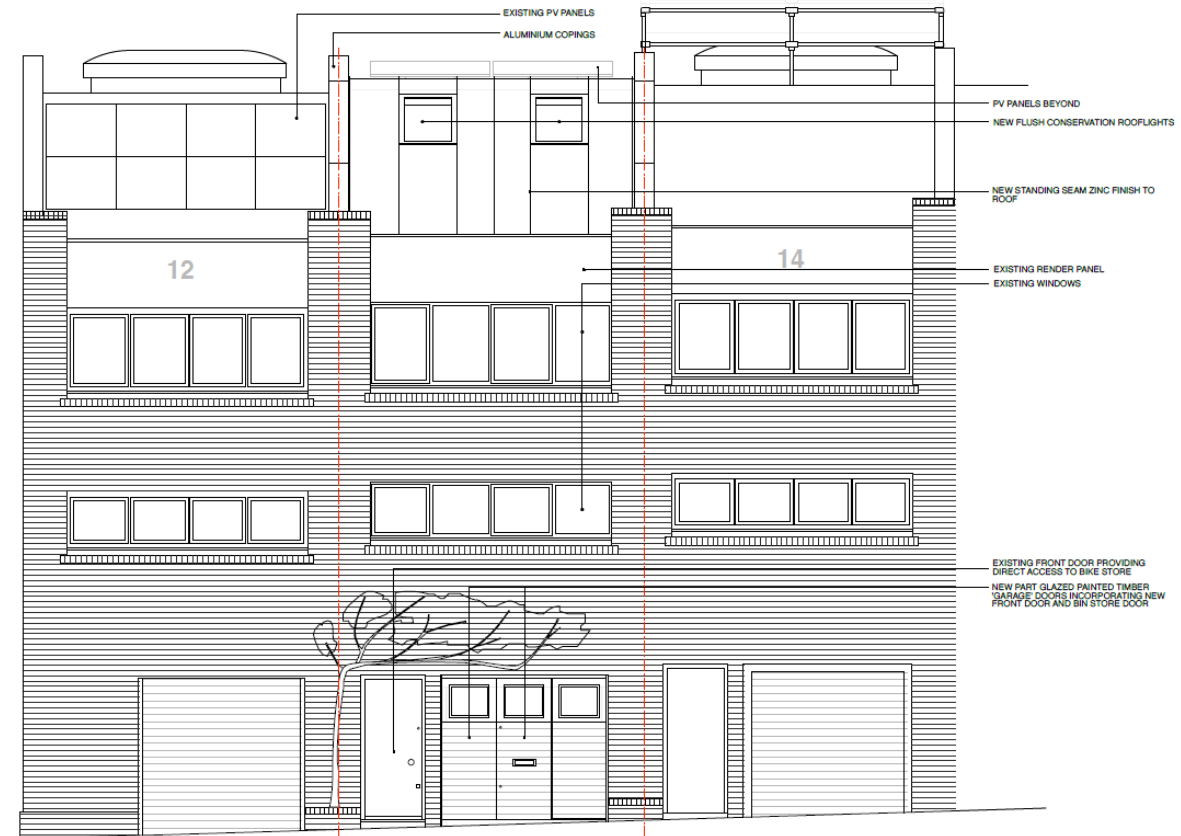


7. Cross-section plan showing siting of all works (excepting the replacement door at front)



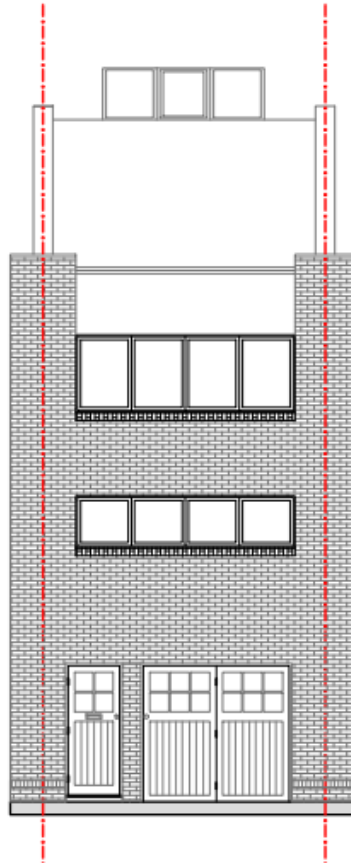
8. Rear elevation layout showing location of balconies, new windows and roof lights

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9. Front elevation showing replacement garage door and roof lights

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10. Front elevation for application at 17 Jeffrey's Place (ref. 2021/3378/P) where permission was granted

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	31/05/2024
		N/A / attached		Consultation Expiry Date:	03/03/2024
Officer				Application Number(s)	
Christopher Smith				2023/5081/P	
Application Address				Drawing Numbers	
13 Jeffrey's Place London NW1 9PP				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of rooflights to front and rear roof slope; installation of solar panels to flat part of main roof; addition of balconies to rear at first and second floor levels; replacement of rear ground floor infill extension; replacement of garage doors to front elevation.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	19	No. of objections	19
Summary of consultation responses:	<p>Site Notice: displayed 02/02/2024, expired 26/02/2024.</p> <p>Press Notice: displayed 08/02/2024, expired 03/03/2024.</p> <p>Comments were received from 16 residential properties and two Councillors.</p> <p>The following points have been raised:</p> <ul style="list-style-type: none">• Out of keeping with local character• Loss of design harmony to existing terrace• Negative impact on conservation area• Increased overlooking and loss of privacy• Increased light pollution• Increased noise and vibration disturbance• Negative impact on local parking availability• Siting of PVs is inappropriate• Inaccuracies in some drawings• Loss of property value• Party wall impacts <p><u>Officer's Response:</u></p> <ul style="list-style-type: none">• <i>Design and heritage impacts of the proposed development are assessed in Section 3 below.</i>• <i>Amenity impacts are assessed in Section 4 below.</i>• <i>Parking impacts are assessed in Section 5 below.</i>• <i>Drawings provided are sufficiently legible to enable a full understanding of the proposed works.</i>• <i>Loss of property value is not a material planning consideration relevant in the assessment of planning applications.</i>• <i>Party wall considerations are a private matter and not a material planning consideration.</i>			
Local Groups and Associations responses:	<p>An objection was received from the Jeffrey's Street CAAC, the Jeffrey's Street Residents' Association, and Tenants and Residents Association Camden Town (TRACT). Their objections to the proposal are summarised below:</p> <p><u>Jeffrey's Street CAAC</u></p> <ol style="list-style-type: none">1. <i>Insertion of two full depth balconies and full height fully glazed doors.</i>2. <i>Insertion of two 'Velux' style rooflights in the rear pitched roof.</i>3. <i>Installation of and Air Sourced Heat Pump (ASHP).</i>4. <i>Insertion of a front terrace at roof level.</i>			

5. Alterations to the front door and garage doors.
6. Change of the ground floor integral garage into an entrance lobby.

Officer's Response:

- Design and heritage impacts of the proposed development are assessed in Section 3 below.

Jeffrey's Street RA

1. New balconies and enlarged doors at the rear result in privacy impacts.
2. Loss of high level windows would also erode privacy
3. ASHP is too close to neighbouring properties, causing noise nuisance
4. Front mansard roof is a unifying architectural feature and should not be removed
5. Loss of garage and garage doors should not be supported
 - a. Undermines architectural unity and integrity
 - b. Increases pressure on existing local street parking and permanently removes parking amenities from existing property
 - c. Garage space should be retained

Officer's Response:

- Design and heritage impacts of the proposed development are assessed in Section 3 below.
- Amenity impacts are assessed in Section 4 below.
- Parking impacts are assessed in Section 5 below.

TRACT

- Changes to garage doors would be out of character with terrace
- Changes to mansard would lead to overlooking/privacy issues
- Increased size of windows to rear is unacceptable
- Information provided is not accurate
- Other applications have been rejected in the past
- Existing façade and terrace are integral parts of Conservation Area

Officer's Response:

- Design and heritage impacts of the proposed development are assessed in Section 3 below.
- Amenity impacts are assessed in Section 4 below.
- Drawings provided are sufficiently legible to enable a full understanding of the proposed works.
- Other recent planning decisions are taken into account and each planning application is considered on its own merits.

Site Description

The existing property is a four storey (three floors plus roof accommodation) mid-terrace dwelling located on the northern side of Jeffrey's Place. It is located within the Jeffrey's Street Conservation Area, to which it is a positive contributor. It is neither statutorily or locally listed.

Relevant History

12 Jeffrey's Place

2010/1052/P. Installation of 8 photovoltaic panels on a roof of existing dwelling house (Class C3). **Permission Granted 21-04-2010.**

13 Jeffrey's Place

None.

15 Jeffrey's Place

PE9800921. The erection of a balcony at rear second floor level. As shown on drawing No 6056/1. **Refuse Planning Permission 28-01-1999.**

16 Jeffrey's Place

2015/3894/P. Replace all the windows with crittall windows granted under reference 2014/7644/P dated 02/03/15. **Permission Granted 02-10-2015.**

2014/7644/P. Erection of a single storey conservatory at rear ground floor and provision of roof terrace to front. **Permission Granted 03-03-2015.**

17 Jeffrey's Place

2004/0576/P. Alterations to the rear elevation including new and enlarged window openings, new glass doors at second floor level with aluminium balustrade. **Permission Granted 26-03-2004.**

2021/3378/P. Replacement of garage doors and entrance door with new panelled doors/entrance door and conversion of garage into living room. Removal of boiler room at rear and erection of full width single storey extension at rear with bi-fold glazed doors. Insertion of window at second floor of rear bay. **Permission Granted 02-11-2021.**

2021/3382/P. Erection of full width dormer to the rear roof slope including a door onto a rear balcony; removal of existing rooflight on the main roof and formation of a raised skylight, creation of opening onto main roof and formation of decked terrace on main roof with front and rear glass balustrades; installation of three rooflights in front roof slope. **Permission Refused 29-09-2021.**

2023/1744/P. Installation of solar panels to front pitch of roof and velux windows to rear pitch. **Permission Granted 07-09-2023.**

18 Jeffrey's Place

2022/5171/P. Installation of 2 rooflights and maintenance access ladder on rear pitch of roof; and installation of photovoltaic panels on the front pitch of the roof. **Permission Granted 22-02-2023.**

Relevant policies

The National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

D1 Design
D2 Heritage
T1 Prioritising walking, cycling and public transport
T2 Parking and car free development

Camden Planning Guidance

Amenity CPG (2021)
Design CPG (2021)
Home Improvements (2021)
Transport (2021)

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. Proposal

1.1. The application proposes installation of rooflights to front and rear roof slope; installation of solar panels to flat part of main roof; addition of balconies to rear at first and second floor levels; replacement of rear ground floor infill extension; replacement of garage doors to front elevation.

Revisions:

1.2. The application has been amended to remove an inset balcony that was initially proposed at the front of the property at roof level and the proposed installation of an air source heat pump is also no longer proposed.

2. Assessment

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

- Design and Heritage
- Residential Amenity
- Transport

3. Design and Heritage

3.1. Policy D1 states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; being sustainable and durable; and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 states that the Council will preserve and enhance Camden's heritage assets and their settings.

3.2. The proposed ground floor rear extension would not project beyond the rear wall of the existing house and would replace an existing ground floor infill conservatory structure. As such, it would be subordinate to the existing building and would not significantly affect the building's character and appearance.

3.3. The proposed balconies at first and second floor level would also infill the space between the existing three storey rear projection and the same feature of the neighbouring property, thereby not extending beyond the rear wall of the existing house. They would also project no deeper than the rear of the ground floor extension. The balcony balustrades would be finished

in a metal mesh. There are numerous examples of other balconies to the rear of properties in this terrace, including at 12, 15, 16 and 18 Jeffrey's Place. This includes examples of balustrading with a metal finish, similar in appearance to those proposed. As such, these installations are also considered to be appropriate within the local character and context and would be in keeping with the more contemporary character of the host building.

- 3.4. There are several examples of rear roof lights to neighbouring properties on this terrace. Front roof lights are not currently apparent. However, as the front roof slopes of properties on Jeffrey's Place are not easily visible from local streets it is considered the roof lights would not contribute to a significant loss of local character (see image below). The proposed roof lights have been designed to sit flush with the roof slope and to be of a 'conservation style' so they would be of an appearance that respects local character. It is also relevant to note that roof lights can be added to dwellings without the need for planning permission under permitted development regulations.



- 3.5. The proposed photovoltaic (solar) panels, by virtue of their siting on flat roof of the property and their protrusion being less than 0.3 metres beyond the plane of the roof on which they would be sited, would not be clearly visible from the surrounding area and therefore are also acceptable due to their minimal impact on the character and appearance of the area, also noting that there would be wider sustainability benefits provided by their generation of energy for this property.
- 3.6. The replacement of the garage door to form a habitable room could be undertaken without the need for planning permission under permitted development regulations. The door would not be 'bricked up', but rather would be replaced with a partially glazed timber finish that retains the appearance of a garage-type opening. There are examples of similar finishes having been granted permission recently in the local area, for example at 17 Jeffrey's Place (ref. 2021/3378/P – see relevant planning history above). As such, this element of the proposal would also be respectful of local character.
- 3.7. The Council's Conservation Officer has been consulted on this application and raises no objections to the proposals.
- 3.8. As such, it is considered that the proposed development would be of an appropriate good quality design that is respectful of the character and appearance of the local area, and which would preserve and enhance the surrounding conservation area. Thus, the development is

considered acceptable in design and heritage terms.

4. Residential Amenity

- 4.1. Policy A1 of the Local Plan seeks to ensure that development does not cause adverse amenity impacts to neighbours in terms of sunlight, daylight, privacy and overlooking, noise, vibration, and odour. Policy A4 states that the Council will not grant permission for developments with unacceptable noise impacts.
- 4.2. The ground floor rear extension would not be visible from the rear windows of adjacent properties and as such would not impact on the amenity of any neighbouring residents in terms of loss of outlook, light or privacy. The PV panels on the roof and replacement doors at front would similarly not add any significant bulk to the property in locations that would affect neighbouring amenity. The roof lights would be located at a high level and would provide light into it rather than views out towards any private areas at neighbouring properties.
- 4.3. The new balconies at rear at first and second floor levels would be sited only slightly further to the rear than the existing rear-facing windows of the host property. It is relevant to note that the existing 'high level' windows to the rear would be replaced with full height glazed doors and this cannot be opposed in planning terms as such works can be achieved without the need for planning permission under permitted development regulations. It is also relevant to note that mutual overlooking is already possible from upper floor windows of neighbouring properties towards the garden area of the host property, whilst outlook from the rear windows of properties on Jeffrey's Street (to the rear of this property) towards the host property and its neighbours also currently occurs. As mentioned in the design and heritage section above, there are numerous examples of other balconies to the rear of properties in this terrace, including at 12, 15, 16 and 18 Jeffrey's Place, and as such any increase in overlooking towards neighbouring properties as part of the proposed works would not be significant in the existing context where mutual overlooking of neighbouring rear elevations and gardens already occurs.
- 4.4. Given the modest size of the balconies, and the presence of existing balconies at neighbouring properties, the proposal wouldn't result in a significant increase in noise pollution that would impact adversely on neighbouring occupiers.
- 4.5. As such, it is considered there would be no significant detrimental impact on neighbouring amenity from the proposed development in terms of a loss of day/sunlight, outlook or privacy, nor in terms of noise disturbance, and thus the proposed development is acceptable in amenity terms.

5. Transport

- 5.1. In line with Policy T1 of the Camden Local Plan residential units require two cycle parking spaces per unit. In accordance with Policy T2 of the Camden Local Plan car free development is required across the Borough.
- 5.2. The proposed development is for a series of minor extensions and alterations to an existing dwelling house and as such there is not expected to be an additional demand for parking from the property as the result of the proposals. The replacement of a garage door with garage-style timber doors would enable the conversion of the existing garage to a habitable room, thus resulting in the loss of an off-street parking space. It is relevant to note that the works to replace a garage door do not need planning permission and similar works have also been granted permission at neighbouring properties such as 17 Jeffrey's Place without the requirement for car free restrictions or any other transport-related planning obligations.
- 5.3. As such, it is considered that the Council is unable to request that this development is secured as car free as the works could be undertaken without the need for a planning application and therefore the relevant obligations would not be necessary to make the development

acceptable in planning terms in these circumstances.

5.4. The development is therefore considered acceptable in terms of its compliance with policies T1 and T2 of the Local Plan.

6. Recommendation

6.1. Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th May 2024, 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: 2023/5081/P
Contact: Christopher Smith
Tel: 020 7974 2788
Email: Christopher.Smith1@camden.gov.uk
Date: 1 May 2024

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London
N15QT

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
13 Jeffrey's Place
London
NW1 9PP

Proposal: Installation of rooflights to front and rear roof slope; installation of solar panels to flat part of main roof; addition of balconies to rear at first and second floor levels; replacement of rear ground floor infill extension; replacement of garage doors to front elevation.

Drawing Nos:

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:

JFRL / L O / 0 0 1 / C; JFR / SU / 001 / D, JFR / SU / 002 / D, JFR / SU / 003 / D, JFR / SU / 004 / D, JFR / SU / 005 / D; JFR / SU / 101 / D, JFR / SU / 102 / E, JFR / SU / 201 / D, JFR / SU / 202 / A; JFR / GA / 001 / K, JFR / GA / 002 / E, JFR / GA / 003 / F, JFR / GA / 004 / F, JFR / GA / 005 / F, JFR / GA / 101 / G, JFR / GA / 102 / J, JFR / GA / 201 / F, JFR / GA / 202 / C.

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.

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) 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 2023.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-householder-planning-decision.](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