

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	31/05/2024
			<b>Consultation Expiry Date:</b>	05/05/2024
<b>Officer</b>		<b>Application Number(s)</b>		
Blythe Smith		2024/0398/P & 2024/1343/L		
<b>Application Address</b>		<b>Drawing Numbers</b>		
52 Oakley Square Camden NW1 1NJ		See decision		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Single storey rear extension, alterations to existing rear windows at ground floor and lower ground floor				
<b>Recommendation(s):</b>	Refuse Planning Permission and Listed Building Consent			
<b>Application Type:</b>	Full Planning Application and Listed Building Consent			

<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>0</b>	No. of responses	<b>0</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed between 10/04/2024 until 04/05/2024. The application was advertised in the local press on 11/04/2024 until 05/05/2024.</p> <p>No objections were received as a result of the consultation process.</p>					
<b>Camden Town Conservation CAAC:</b>	No response was received from the CAAC					

## Site Description

The application site is a three storey Grade II listed building in the Camden Town Conservation Area. Its significance includes its architectural design and materials, what remains of its historic setting, its planform, and its evidential value as a C19th house as well as its positive contribution to the character and appearance of the Camden Town Conservation Area.

## Relevant History

**2021/1130/P** - Minor external works and internal alterations - **Granted 01/06/2021**

**2021/1994/L**- Minor external works and internal alterations - **Granted – 01/06/2021**

**2021/3845/L** - Alterations to lower ground floor including removal of section of masonry and late 20th century joinery. – **Granted 08/10/2021**

## 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 Design (January 2021)

CPG Home Improvement (January 2021)

CPG Amenity (January 2021)

Camden Town Conservation Area Appraisal 2007

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**

### **1.0 PROPOSAL**

**1.1** The proposal seeks planning permission to construct a single storey rear extension with a terrace on top, this would be located between the boundary with No.53 Oakley Square and the rear outrigger, along with alterations to the existing rear windows on the ground floor and lower ground floor. The extension would be mostly constructed in glazing along with a glazed balustrade.

### **ASSESSMENT**

The material considerations for this application are summarised as follows:

- Design and Heritage
- Amenity of neighbouring residential occupants

### **2.0 Design and Heritage**

**2.1** The application site is within the Camden Town Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

**2.2** 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.

**2.3** Additionally, in terms of materials, Local Plan Policy D1 (Design) states that 'Alterations and extensions should be carried out in materials that match the original or neighbouring buildings.' CPG Home Improvements states that 'The texture, colour, pattern and finish of materials (detailing) should relate well to the existing character and appearance of both the existing home and the wider area, particularly in conservation areas.'

**2.4** Camden planning guidance states that rear extensions should be subordinate to the original building and should be set back from the main building; they should respect the original style and proportions of the building; respect architectural features and the historic pattern of development. An extension should not cause loss of amenity to adjacent properties and should allow for the retention of a reasonable sized garden.

2.5 It is noted that rear extensions are a common form of development along Oakley Square so the principle of an infill rear extension is considered acceptable. The extension would be majority glazed on the rear elevation along with a glazed balustrade.

2.6 Glazing is not apparent on the external surfaces of existing properties along this street. The use of glazing would therefore stand out as an unsympathetic material in this context, appearing out-of-keeping and jarring with the existing palette of materials on both the host building and wider street. In particular, it would not respect or relate well to the existing character and appearance, as well as, traditional materials, of the host and neighbouring buildings. Therefore, the proposed extension which would have excessive amounts of glazing which is considered to be inappropriate to this building and its setting. The use of glazing is considered to not be in keeping with the character of host dwelling and the wider conservation area.

2.7 To facilitate the development there would need to be changes to the fabric of the building, namely the loss of brickwork to the lower ground floor and the loss of sash windows. It is also proposed to demolish and replace the existing stair from the ground floor to the garden. The rear lightwell would also be excavated and its original form lost, as would the rear steps to the basement door. It is considered the proposed extension would alter the relationship with the rear elevation and result in harm to the original design to the rear elevation of the Grade II listed building and the development would compromise the existing proportions, rhythm and legibility of the rear elevation.

2.8 As a result, the extension would appear incongruous and not sympathetic in the context of both the host Grade II building and surrounding conservation area. As such, the detailed design of the proposed buildings does not demonstrate any consideration to the existing context and character of existing dwelling or the conservation area.

2.9 Paragraph 196 of the NPPF (2023) states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. The proposal would extend the useable office space of the property; however, this would not contribute public benefits that would not overcome the harm identified.

2.10 This development is therefore considered to harm the character and appearance of the existing building, the street scene and the Camden Town Conservation Area. This proposal is therefore contrary to policies D1 and D2 the London Borough of Camden Local Plan 2017 and the Camden Town Conservation Area Appraisal 2007.

### **3.0 Amenity**

**3.1** 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. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.

**3.2** The size, scale and location of the proposed extension is not considered to cause harm to neighbouring amenity in terms of loss of light and outlook. The proposed raised ground floor terrace would not give rise to any unacceptable overlooking toward the amenity space of No.53 Oakley Square or any other surrounding neighbours.

#### 4.0 Recommendation: - Refuse planning permission.

##### Reasons for refusal:

1. The proposed extension to the rear, by reason of its demolition of historic fabric, erosion of historic circulation and planform, and the visual impact of the proposed extension upon the historic character and appearance of the rear elevation would fail to be a subordinate addition to the host listed building. It would therefore result in harm to the listed building in respect of its historic circulation, planform and spatial quality and to the legibility and fabric of the historic rear elevation, to the detriment of the significance and character of the host building, contrary to policy D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.