

**6 Coptic Street - 2013/5970/P**



10-7 (cons) Coptic Street

6 Coptic Street

5 Coptic Street



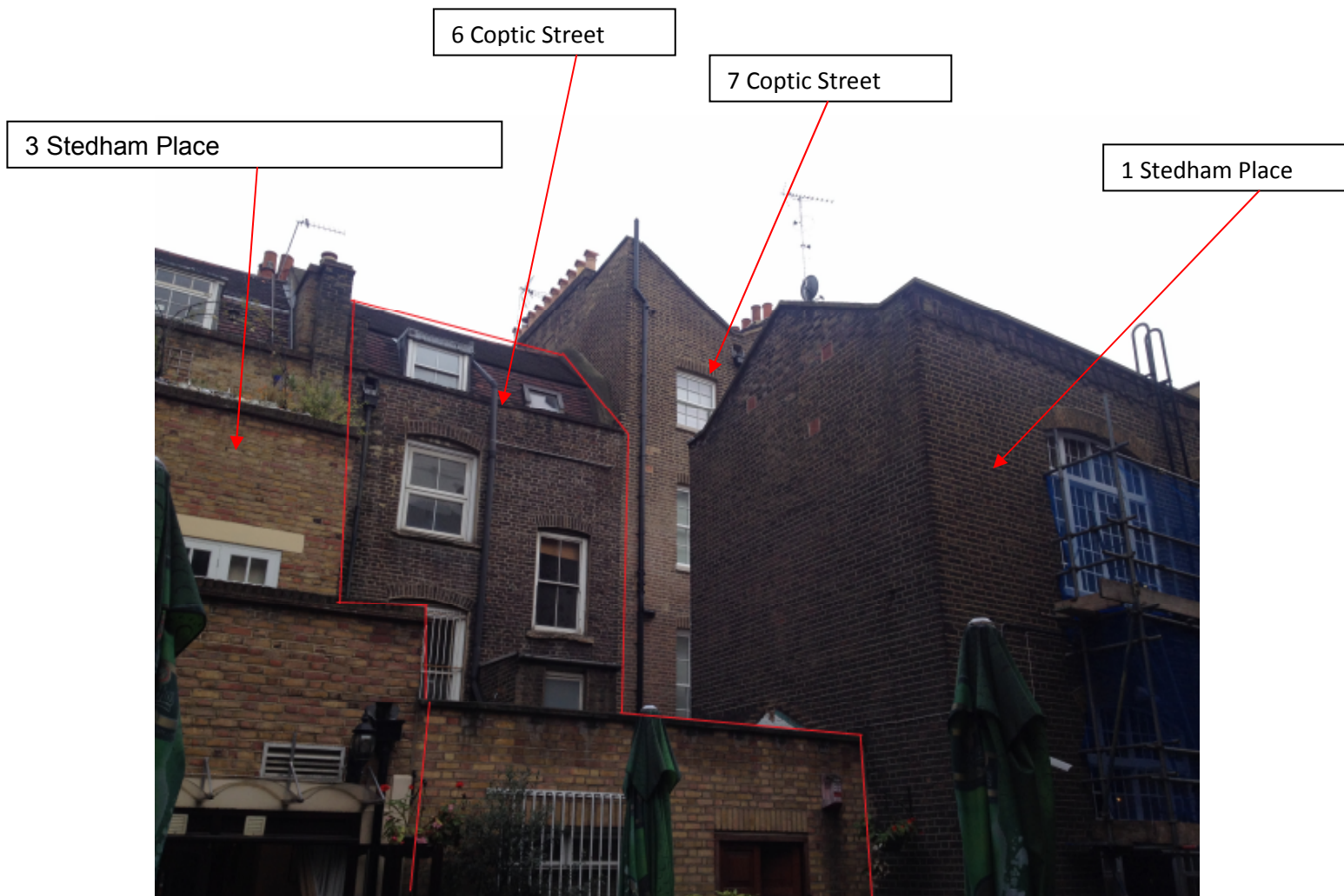
View looking west (front elevation) along of Coptic Street

No.1 Little Russell Street

6 Coptic Street



View looking south along Coptic Street



View looking east (rear elevation) from Stedham Place



Stedham Chambers

3 Stedham Place

6 Coptic Street



View looking north east (rear elevation) from Stedham Place

1 Stedham Place

2-5 Stedham Place



View east from the rear of upper floor level at 6 Coptic Street



View of No.1 Little Russell Street from top floor of No.6 Coptic Street

<b>Delegated Report</b> <b>(Members Briefing)</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>15/11/2013</b>
	N/A		<b>Consultation Expiry Date:</b>	24/10/2013
<b>Officer</b>		<b>Application Number(s)</b>		
Gideon Whittingham		2013/5970/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
6 Coptic Street London WC1A 1NH		<b>Refer to Decision Notice</b>		
<b>Proposal(s)</b>				
Erection of two storey rear extension and mansard roof extension.				
<b>Recommendation(s):</b>	Grant Planning Permission			
<b>Application Type:</b>	Full Planning Permission			



Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	11	No. of objections	08
Summary of consultation responses:	<p>A site notice was displayed on Coptic Street from 24/09/2013 and a public notice was published in the Ham &amp; High from 03/10/2013. During this period, the Council did not use the Camden New Journal to publicise planning applications.</p> <p>A summary of comments/objections received from the following addresses:</p> <p>No.1 Little Russell Street (x 3):</p> <ul style="list-style-type: none"><li>• Previous building operations at No.7 Coptic Street in terms of construction noise and management therein (See para 1.4)</li><li>• Loss of amenity associated with terrace at No.7 Coptic Street (See para 1.3)</li><li>• Roof extension resulting in a loss of light (See para 3.7)</li><li>• Roof terrace proposed is out of character (See para 1.3)</li><li>• Loss of existing roof form (See para 2.10)</li><li>• Loss of privacy (See para 3.10)</li><li>• Rear extension visible from Stedham Place (See para 2.14)</li><li>• Impact on parking (See para 4.2)</li><li>• Unauthorised works taking place on site already (See para 1.4)</li></ul> <p>8 Coptic Street (x2):</p> <ul style="list-style-type: none"><li>• Loss of sunlight/daylight (See para 3.8)</li><li>• Unauthorised works taking place on site already (See para 1.4)</li><li>• Greater scale (2.10 (roof) &amp; 2.20 (rear))</li></ul> <p>3 Stedham Place (2):</p> <ul style="list-style-type: none"><li>• Loss of light to hedgerow (See para 6.2)</li><li>• Loss of existing roof form, contrary to Bloomsbury Conservation Area management plan (See para 2.10)</li><li>• No details of materials (See para 1.1)</li><li>• Permitted development right (change of office use) does not apply in this case (See para 1.3)</li><li>• Unauthorised works taking place on site already (See para 1.4)</li><li>• Notification process incorrect: No letter received, no site notice on Stedham Place, advertised in Ham &amp; High which is not the local paper (officer comment: please see above for consultations)</li><li>• Submission details incorrect: sunlight/daylight analysis, Basement impact assessment (BIA), no marketing for office loss, No Sustainable/Transport/Tree Survey/Telecommunications Statement. (See para 1.3)</li><li>• Relevant refusals (public and non-public submission) of roof extensions at Nos.7 &amp; 8 Coptic Street (See para 2.11, 2.12, 2.13)</li><li>• Historic refusal at No.6 Coptic Street for rear extension (See para 2.17,2.19, 2.20, 2.21, 2.22, 2.23.)</li><li>• The ownership of the site has changed during the application process (officer comment: The application form needed only to be correct at the time of submission, in terms of ownership)</li><li>• Sunlight/daylight assessment inadequate – No ADF calculation (See para 3.7)</li></ul>					



	<ul style="list-style-type: none"> <li>No revised design &amp; access statement or application form (officer comment: The details submitted are considered acceptable and appropriate to determine an application of this nature)</li> <li>Incorrect scale of drawings (officer comment: The details submitted are considered acceptable and appropriate to determine an application of this nature)</li> <li>Reduction in green space and threat to biodiversity (see para 6.2)</li> <li>Effect on wind velocity and pattern disruption (see para 6.2)</li> <li>Effect on bats and green terrace containing 150 species (see para 6.2)</li> </ul> <p>25 Coptic Street:</p> <ul style="list-style-type: none"> <li>Unauthorised works taking place on site already (See para 1.4)</li> <li>Loss of character (See para 2.10)</li> <li>Over development (See para 2.10 (roof) &amp; 2.16 (rear))</li> <li>Lack of consultation paper (officer comment: please see above for consultations)</li> </ul> <p><b>Consultation summary:</b> Unauthorised works - It is clear a key concern for the neighbours has been the development at the adjoining building at No.7 Coptic Street, the refurbishment of the application site and works forming part of this application. Paragraph 1.3 of the report seeks to clarify matters</p>
<b>CAAC/Local groups comments:</b>	<p>Councillor Olad objected to the planning application.</p> <p>The Bloomsbury CAAC objected:</p> <ul style="list-style-type: none"> <li>Mansard unduly prominent (See para 2.9)</li> <li>Loss of historic fabric (See para 2.10)</li> </ul> <p>The South Bloomsbury Residents' Association objected:</p> <ul style="list-style-type: none"> <li>Roof and rear extension would result in loss of light to occupiers on Stedham Place (See para 3.4 – 3.8)</li> <li>Loss of amenity associated with terrace at No.7 Coptic Street (See para 3.8)</li> <li>Development history at No.7 Coptic Street (officer comment: please see relevant history &amp; 2.11-2.13)</li> </ul> <p>Stedham Chambers TRA (Secretary and Treasurer – representing 15 households) : Loss of existing roof form,</p> <ul style="list-style-type: none"> <li>Rear extension visible from Stedham Place (See para 2.14)</li> <li>Rear extension out of character (See para 2.19)</li> <li>Loss of light and overshadowing (See para 3.4 - 3.8)</li> <li>Reduction in green space and threat to biodiversity (see para 6.2)</li> <li>Sunlight/daylight assessment inadequate (See para 3.4 -3.8)</li> <li>Loss of outlook (See para 3.13)</li> <li>Greater sense of enclosure (See para 3.13)</li> </ul>

## Site Description

The application site is located at the west side of Coptic Street, on the junction with Little Russell Street. The site can also be accessed to the south via New Oxford Street and the west (rear) via Stedham Place.

The application building is 4 storey (plus basement), comprising office accommodation (Class B1a).

The buildings along the west side of Coptic street are predominantly residential in use (Class C3). Whilst Nos. 7, 8 and 9 are wholly residential, only the third floor level of No.5 and upper floor levels of No.10 are residential, their lower levels are commercial in use being either offices (B1a) or as a restaurant (Class A3).

On the east side of Coptic Street, Nos.24, 25, 27 and 29 are in residential use, with the lower floor level of No.24 in use as a restaurant (Class A3). On the junction with Little Russell Street, directly facing the application building is the purpose built residential block of No.1 Little Russell Street.

To the rear, Nos. 1, 3 and 2-5 Stedham Place are in office use (Class B1a), whilst the upper floor level of No.3 Stedham Place/No.5 Coptic Street is in residential use.

To the north of the application site, Stedham Chambers is a purpose built residential building.

The application building is not listed, nor the adjacent/adjoining buildings, but it has been identified as making a positive contribution to the character and appearance of the Bloomsbury Conservation Area.

The application building falls within the Museum Street local area of Central London and Archaeological Priority Area.

## **Relevant History**

### **5 Coptic Street:**

- 29459 – (Granted 11/09/1979) Continued use of the second and third floors as offices. – Refused, in part due to the loss of permanent residential accommodation

### **6 Coptic Street:**

- 8800404 - (Refused 19/04/1989) Rear extension (fronting Stedham Place) at first and second floors levels for office use. Appeal received against the Council's failure to issue their decision within the appropriate period. This appeal decision is addressed in para 2.17 of this report. The conclusions reached by the Inspector are material to assessment of the current application.
- PS9804181 – (Granted 12/06/1998) - Conversion of existing offices into 2 no. self-contained flats (one 3 bed & one 2 bed).
- EN13/1140 – (Closed 18/11/2013) Demolition of building prior to planning permission in a conservation area.

### **7 Coptic Street:**

- PS9704328 – (Granted 08/05/1997) Use of whole property as a single family dwelling
- PS9704080 – (Granted 08/05/1997) The demolition of existing additions to rear of the building and the erection of a 2 storey conservatory including internal alterations in connection with the use of the building as a single family dwelling house.
- APP/X5210/C/13/2198147 - Change of roof from valley to flat roof, installation of glazed balustrades to enclose roof terrace, and installation of two items of air conditioning plant to the roof. Appeal dismissed (05/ 10/2013). This appeal decision is addressed in para 2.11 of this report. The conclusions reached by the Inspector are material to assessment of the current application.

#### **Non-public submission (pre-application advice):**

- CA\2011\ENQ\07220 - (Pre-application advice provided on 14/12/2011) - A loft conversion to both properties.

### **8 Coptic Street:**

- 8400347 – (Granted 23/07/1984) Change of use from office to doctor's surgery on the basement and ground floors and three bed-sit flats on the upper floors.
- 8601066 – (Granted 20/08/1986) Use of the ground floor and basement as an extension to the residential maisonette.

#### **Non-public submission (pre-application advice):**

- CA\2013\ENQ\01491 – (Pre-application advice provided on 11/03/2013) The erection of a glazed and timber access room at roof level with glazed balustrade associated with the use as residential dwelling (Class C3).

### **9 Coptic Street:**

- 8900089 (Granted 22/06/1989) Conversion of basement and ground floors into film studio and reception area used in conjunction with 1 Stedham Place and upper floors into residential use and erection of rear glazed extension on ground floor and installation of new shopfront with separate door

### **1 Little Russell Street:**

- 8703699 (Granted 07/07/1988) The erection of a basement ground part three-storey and part five-storey residential development comprising twenty three flats namely 8 x 2 person 2 x 3 person 3 x 4 person 6 x 5 person 2 x 8 person and two disabled person units.

## **Relevant policies**

### **National and Regional Policy**

National Planning Policy Framework 2012

London Plan 2011

### **LDF Core Strategy and Development Policies**

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS9 (Achieving a successful Central London)

CS13 (Tackling climate change and promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

DP12 (Supporting strong centres)

DP16 (The transport implications of development)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

### **Camden Planning Guidance 2011/2013:**

CPG1 Design; CPG5 Town Centres, Retail and Employment; CPG6 Amenity; CPG7 Transport; CPG8 Planning Obligations

### **Bloomsbury Conservation Area Statement/Bloomsbury Conservation Area Appraisal & Management Strategy (2011)**

## **Assessment**

### **1. Proposal:**

1.1 The application proposes:

- Replacement of main valley roof with slate clad mansard roof comprising 2 lead cheeked dormer windows to the front pitch and 1 lead cheeked dormer window to the rear roof pitch.
- The erection of a 2 storey brick faced half width rear extension at 1st up to 2nd floor level. The extension measures 3.5m wide and 3.2m deep to align with the existing rear extension at no. 5 Coptic Street. The rear elevation of the extension would feature 2 timber framed sash windows.

1.2 The proposal has, since the initial submission, been revised to remove:

- The change of use of office (B1a) to form 4 residential flats, namely 1 x 2 bedroom unit at basement and ground floor level, 2 x 1 bedroom units at first and second floor level and 1 x 2 bedroom unit third and fourth floor level.

1.3 To clarify issues raised during consultation, the proposal does not include:

- The provision or facilitation of a roof terrace to any roof
- The enlargement/excavation of the basement floor level
- The removal or replacement of trees
- The installation of telecommunications equipment
- Alterations at or related to No.7 Coptic Street
- The change of use of the office to residential accommodation under permitted development rights (GPDO Prior Approval)
- The change of use of the office to a hotel

1.4 Works sought as part of this application have not commenced on site. An enforcement investigation (see relevant history) and site visit has recently taken place by the case officer and enforcement officer to confirm this matter. Upon inspection it can be confirmed that internal alterations and associated scaffolding are

necessary for refurbishment/repair only.

1.5 The principal considerations material to the determination of this application are summarised as follows:

- Design
- Amenity
- Transport
- Other Matters

## **2.Design**

2.1 Coptic Street is a narrow street with significant enclosure provided by the predominantly four-storey buildings along it. The view north is terminated by the British Museum. Building forms and materials vary along the street.

### *Roof extension*

2.2 Located on the west side of Coptic Street, the application building is 1 of 6 four-storey brick building with stuccoed ground floor Victorian residential houses (Nos.5-10 cons) bounded to the north by the taller Stedham Chambers and 44-50 New Oxford Street to south.

2.3 Upon a site streetscape assessment, it is clear Nos.5-10 (cons), by virtue of their terminating height, fenestration pattern/alignment and prevailing development to the rear (discussed in part 2.15) can be separated into 2 distinct groups.

2.4 With regard to terminating height, the parapet line of Nos. 7-10 (cons) is no less than 1m above that of its smaller neighbours at Nos.5 and 6, thereby enjoying an additional internal storey. As a result, the fenestration pattern of Nos. 7-10 is far more elongated, with a significant vertical emphasis, whilst Nos.5 and 6 are lesser so.

2.5 Upon an aerial assessment, a distinct divide in this group of 6 buildings is evident. Where Nos. 7-10 (cons) feature relatively similar (east-west) butterfly roofs, the adjacent Nos.5 and 6 feature 'M' shaped roofs (north-south), 1 full storey below.

2.6 The Bloomsbury conservation area appraisal and management strategy indicates that inappropriate extensions should be resisted, particularly where these interrupt the consistency of a uniform terrace or the prevailing scale and character of a block, or are overly prominent in the street.

2.7 Within this policy context, whilst Nos.5-10 (cons) do not form a uniform terrace, the scale varies along the terrace allowing for a roof extension to be built on the lower setting of Nos. 6. This would maintain the existing parapet height with No.5 and mediate between the taller buildings at No.7-10 (cons), thereby preserving the current arrangement.

2.8 The additional storey would be a traditionally designed mansard roof (with a pitch of 70 degrees and 500mm gap between the dormer and the ridge) which essentially infills the existing valley, albeit increasing the ridge height marginally by approximately 0.65m.

2.9 The relative change in terminating heights along this side of Coptic Street would suitably accommodate the mansard roof extension. Whilst the ridge would rise above the parapet of No.7, albeit recessed from the façades by 3m, the terminating height would be significantly concealed by the higher flank wall and chimney stack of No.7 and chimney stack at No.5. These existing elements would mitigate concerns of newly created and apparent flank walls as a result of the roof extension.

2.10 The proposed scheme is considered to retain the intrinsic character and appearance whilst adding accommodation to the building. The relationship between Nos.5 and 6, as well as those along this side of Coptic Street would be retained. Whilst the mansard roof would add a visible roof addition (mainly at upper floor level - 4th floor upwards), the mansard and dormer windows have been designed to relate to the architectural style and proportions of the Victorian façade below and in this instance is deemed an appropriate form of extension at this level and within the Bloomsbury Conservation Area.

2.11 The issue and impact of a roof alteration/extension was addressed in the appeal decision at the adjacent



building of No.7 Coptic Street in 2013 namely:

*'The merits of the proposal thus turn on the nature of the changes being made to this particular building. No 7 Coptic Street is part of a traditional and regular terrace of four houses with butterfly pitched slate roofs and intervening brick fire walls. The appeal development alters this form at one of the four houses, and introduces wooden patio flooring, glazed balustrades, and the air conditioning units. The setbacks from front and rear walls are not sufficient for the roof to absorb/accommodate the change without significant visual effect, and there has been a material change to the external appearance of the building. Both the materials used and more fundamentally the change to the form of the roof are not architecturally sympathetic to the age and character of the building and its traditional pitched roof. The effect on appearance is out of keeping with No 7 and with the terrace as a whole, and even after taking into account the greater variety of character in the upper zone referred to, I consider that it appears incongruous.'*

2.12 Notwithstanding the additional matters raised as a part of this appeal, it is clear the inspector considered the relevant guidance of CPG1, namely to *'avoid roof alteration or addition where there is likely to be an adverse effect on "...the appearance of the building..." and where "...There is an unbroken run of valley roofs; .... Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions....'*

2.13 In this context, the inspector has concluded the terrace to be that of Nos.7-10 (inc), omitting the adjacent buildings of Nos.5 & 6. The inspector did not adjudge them to form part of a longer terrace for assessment under criteria of CPG1. In this instance, little weight should be given to this particular appeal decision, as well as pre-application advice issued at Nos.7-10 to establish future development at roof level for No.6.

#### *Rear extension*

2.14 Stedham Place is accessed via New Oxford Street, via a controlled gate used solely by the occupier's properties of Stedham Place and Stedham Chambers. Comprising a single highway lane, this alley is used for additional seating for the restaurant at No.5 Coptic Street. Whilst the rear elevation of Nos.7-10 (cons) Coptic Street is obstructed from public view by the 3 storey building of No.1 Stedham Place, no such obstruction is set in front of Nos.5 and 6 Coptic Street and these buildings are therefore visible from public view as are/would their existing/proposed extensions.

2.15 Both Nos. 5 & 6 have infilled the historic 'rear garden' of the properties with single storey full width (5.5m)/full depth (6.7m) extensions at ground floor level, abutting Stedham Place. Whilst the height of the single storey extension at No.5 is approximately 4m, No.6 is lower at 3.4m.

2.16 At first floor level, No.6 features a half landing extension 1.7m (w) x 1.8m (d) x 1.6m (h), No.5 however features a significantly larger full width (5.5m), half depth (3.2m), 3.2m in height first floor extension.

2.17 In terms of policy approach, a rear extension is often the most appropriate way to extend a house or property. However, rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties. However, rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties. The issue of a rear extension on this particular site was addressed in the appeal decision at No.6 in 1989 namely:

*"The test is whether the proposal would preserve and enhance the character of the Conservation area. In my opinion, it fails the test since it represents an overdevelopment of the site and uses window details which are inappropriate to the mainly Georgian character of the terrace."*

2.18 It should be noted however, this application sought an extension at first and second floor level which was full width and full depth (Dimensions: 6.6m depth and 5.8m width) as opposed to this scheme for a half width, half depth extension (Dimensions: 3.2m depth and 3.5m width). With this in mind however, it must be assessed whether this proposal has overcome the above concerns.

2.19 With regard to 'overdevelopment', it is considered the erection of a half width, half depth closet wing extension, aligning with the existing extension at No.5 would be an appropriate form of development in this context, whilst a full width full depth extension, as per the appeal, would not be appropriate. The extension

would comply with Camden guidance which states that rear extension should be one storey below eaves (parapet) level and “In cases where a higher extension is appropriate, a smaller footprint will generally be preferable to compensate for any increase in visual mass”. The appeal would not accord with this guidance by virtue of its significant size and scale.

2.20 Whilst the existing extension at No.5, by virtue of its width, materials and detailed design, represents a squat, bulky and rather unsympathetic addition, this proposal would seek an appropriately ‘slim’ (half width) closet wing extension. Although it would rise 2m above the adjacent rear extension of No.5, it would be set back appropriately from Stedham Place, remain one full storey below roof level and maintain a vertical emphasis, more sympathetic to the character of the building.

2.21 It is important to note that the proposal also partially removes the ground floor extension. Reintroducing a small rear yard at the rear of the property. This reduces the bulk of development and improves the quality of accommodation at ground level. It also allows light into the basement to improve the quality of accommodation at the lower level.

2.22 In terms of detailed design, the brickwork proposed would match that of the main building. The windows proposed to the rear elevation would be in a similar manner to the existing fenestration arrangement to this façade. The proposed roof, rear extension and associated elevation alterations in respect of size, scale and materials proposed is considered appropriate to the character and appearance of the main building.

2.23 Within this context and in view of the appeal decision greatly differing from this submission, this proposal does however overcome concerns of overdevelopment and detailed design raised within the inspectors decision.

### **3.Amenity**

3.1 Policy DP26 sets out how the Council will protect the quality of life of building occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

3.2 The issue of amenity was addressed in the appeal decision at No.6 in 1989 namely:

*“The proposal would, in my view, have a serious effect on the light reaching the premises either side, No.7 Coptic Street and 3 Stedham Place.”*

3.3 In light of this decision, it must be assessed whether this proposal has overcome the above concerns, particularly given that in this instance as opposed to the appeal assessment, empirical evidence rather than an on-site assessment can be used.

#### *Sunlight and daylight*

3.4 The applicant has submitted a sunlight/daylight report including calculations of predicted daylight and sunlight levels enjoyed by the occupiers of the surrounding buildings to demonstrate compliance with the Council's standards and BRE guidelines in terms of any significant loss of day/sunlight, in particular Nos. 3 Stedham Place and 7 Coptic Street.

3.5 The impact of the proposal upon No.1 Little Russell Street, Stedham Chambers and 30 Coptic Street is also included in view of the neighbour consultation. The sunlight/daylight report follows the methodology set out by the Building Research Establishment's (BRE) guidelines, namely “Site layout planning for daylight and sunlight: A guide to good practice (2011), in accordance with CPG6 (Amenity).

3.6 The Council expects that all developments receive adequate daylight and sunlight to support the activities taking place in that building. As per CPG6 (amenity), whilst the Council will not necessarily be looking to see that proposals meet any particular minimum or maximum objective standard, if a proposal would have an unreasonable impact on amenity, the planning application would likely be refused.

3.7 The applicant's sunlight/daylight report, in line with the requirements of CPG6 (amenity), demonstrates the erection of a roof and rear extension would not exert any material harm upon any habitable window at No.1 Little Russell Street, Stedham Chambers and 30 Coptic Street, in terms of VSC and sunlight to windows. The

greatest impact at No.1 Little Russell Street being 0.3% VSC loss, 0.1% VSC loss at Stedham Chambers and 0.0% VSC loss at 30 Coptic Street, imperceptible to the human eye. It should be noted that the submission of an additional method assessment, namely ADF (Average Daylight Factor) need not be required should the above method be provided and demonstrate no material harm would arise.

3.8 With particular regard to Nos. 3 Stedham Place and 7 Coptic Street, the applicant's sunlight/daylight report also demonstrate the rear extension would not exert any material harm upon any habitable window, in terms of VSC and sunlight to daylight. Whilst the report notes that 3 windows, namely a rooflight above to the ground floor level extension and flank window at first floor level to No.7 Coptic and a rear facing window at second floor level to 3 Stedham Place would result in a loss, it is either marginal (-0.02 of ratio minimum) or to a secondary window serving a room. Given the proposal would not exert any material harm upon any habitable window on the immediate neighbour of No.7 Coptic street, this is also considered to be the case for No.8, 9 and 10 Coptic Street, given their proximity from the development. Whilst there would be an impact upon daylight to the adjoining terrace of No.3 Stedham Place, the impact would not substantiate a reason for refusal on this issue alone.

#### *Privacy*

3.9 The application building sits on the junction road with Coptic Street and Little Russell Street. Directly across the junction road (approximately 9m in distance) from the 4 storey application building is the larger 6 storey residential building of No.1 Little Russell Street. Both buildings mutually overlook one another as a result of their window arrangement. This is also the case with Nos. 7 and 8 Coptic Street, all of which are in use as residential at upper floor levels. In this instance, the proposal would introduce 2 dormers windows to the roof, facing No.1 Little Russell Street.

3.10 Having assessed the situation on site, reviewed the objections received and following discussions on site with the occupiers of the upper floor levels at No.1 Little Russell Street, it is considered the proposal would not exert any greater loss to privacy levels than the existing arrangement. The relationship between the proposed mansard accommodation would in fact be marginally improved, due to the set back of the mansard window position behind the front building line, so that a greater gap would exist between those windows and facing units within No.1 Little Russell Street that is already present at lower levels. The existing distance from the front façade of No.6 Coptic street, across the highway to the front façade of No.1 Little Russell Street is approximately 10m; the dormers windows set back from the front façade of No.6 Coptic Street would be approximately 10.7m across the highway to the front façade of No.1 Little Russell Street. Given the location of each property, being on opposite sides of the road, one on Coptic Street, the other on Little Russell Street, this matter would not substantiate a reason for refusal on this issue alone.

3.11 With regard to the rear, other than the ground floor level, the 1st, 2nd and 3rd floor level façades of No.6 Coptic Street currently sits 14.5m from the front façade of Nos. 2-5 Stedham Place, currently in use as offices.

3.12 The proposal would introduce 3 new openings on the rear elevation in total, 2 on the 2 storey extension and 1 dormer window at main roof level, 11.5m from the front façade of No.2-5 Stedham Place and 9.7m from the facade of Stedham Chambers.

3.13 Windows would not be introduced on any flank elevation facing north or south, thereby no greater level of overlooking would take place to Nos. 3 Stedham Place, Stedham Chambers and 7 Coptic Street or to properties on Stedham Place. In this respect, the proposal would not exert a materially harmful impact on the amenities of adjoining occupiers, in terms of privacy, overlooking, outlook or sense of enclosure.

3.14 Within this context and in view of the appeal decision, this proposal is considered to overcome the amenity concerns and particularly those raised during consultation.

#### **4. Transport**

4.1 Given the nature and extent of works proposed, in addition to good access to all areas of the site, a Construction Management Plan, shall not be required in this instance.

4.2 The proposal would not result in a significant intensification of use and associated traffic generation/congestion.

## **5.Land Use**

5.1 In mind of the originally submitted (paragraph 1.2), the provision of new and refurbished office floorspace is supported by Policy DP13.

## **6. Other Material Considerations**

6.1 Given the extent of objection relating to the adjoining development and the dense residential nature of the site, an informative shall be attached notifying the applicant that noise from demolition and construction works and sound insulation between dwellings is subject to control under the Building Regulations and/or the London Buildings Acts.

6.2 The proposal, by virtue of its location, extent of works to take place and surrounding context, would not exert any material harm upon local designated open spaces, biodiversity (wildlife, roosting bats, hedgerows) and wind velocity to Stedham Place.

**Recommendation: Grant planning permission**

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 3<sup>rd</sup> March 2014. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**



FDR Architects  
London Field Studios  
11-17 Exmouth Place  
Unit 20  
London  
E8 3RW

Application Ref: **2013/5970/P**

27 February 2014

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**6 Coptic Street**  
**London**  
**WC1A 1NH**

Proposal:  
Erection of two storey rear and mansard roof extensions.

Drawing Nos: 010, 011, 012, 013, 020 Rev A, 021 Rev A, 022, 23 Rev A, site location plan.

**DECISION**  
The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 010, 011, 012, 013, 020 Rev A, 021 Rev A, 022, 23 Rev A, site location plan.

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Culture and Environment Directorate

**DRAFT**

**DECISION**