

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		22/11/2013	
		N/A		Consultation Expiry Date:		31/10/2013	
Officer				Application Number(s)			
Jenna Litherland				(i) 2013/5864/P (ii) 2013/5920/L			
Application Address				Drawing Numbers			
10 Bayley Street London WC1				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Remodelling of rear extension together with provision of a glazed roof over the rear lightwell and insertion of door in front lightwell of existing office (Class B1)							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission and Listed Building Consent.					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 04/10/2013 until 25/10/2013 and a press notice was placed in the Ham and High on 10/10/2013 which expired (31/10/2013). No representations received.					
CAAC comments:		Bloomsbury CAAC: Objection Object to both the full site coverage and loss of open courtyard. The proposed roof over the courtyard damages the reading of the listed building and damages the heritage asset. <i>See paragraphs 5.4 and 5.5 of the report for the case officer's response.</i>					

Site Description

The application relates to 10 Bayley Street, a Georgian townhouse situated on the northern side of Bayley Street.

The property dates from the late 18th Century and is constructed of multi coloured stock brick with a slated mansard and stands 3 storeys in height with an attic and basement. It is part of a terrace of 5 houses which forms a westward extension to the north side of Bedford Square.

The site is located in the Bloomsbury Conservation Area and is part of the Bedford Estate. The property is Grade II listed.

The basement, ground and first floors are in office use (Class B1). The second and third (attic) floors are laid out as two separate 1-bedroom flats (Class C3). The original staircase has survived, along with original sash windows, skirting and fireplaces.

Relevant History

2013/3825/P and 2013/3889/L: Installation of one roof mounted condenser unit and associated works. **Granted subject to conditions 05/09/2013**

2012/5796/P and 2012/5798/L: Installation of 2 x condenser units at roof level and replacement of existing radiators with 17 x internal VRV units. **Granted subject to conditions 28/12/2012**

2011/5183/P and 2011/5402/L: Removal of existing gas flue on front elevation and internal alterations at second and third floor level including modification to partitioning, door openings and internal decoration in association with change of use of second and third (attic) floors from 2 x 1-bed flats to office use. **Granted subject to conditions and a S106 legal agreement on 25/04/2013.**

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 – Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 – Managing the impact of development on neighbours

Camden Planning Guidance 2011

CPG1 – Design (updated 2013)

Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011)

Assessment

1. Planning permission and listed building consent are sought for the remodelling of rear extension together with provision of a glazed roof over the rear lightwell and replacement of a door in the front lightwell along with associated internal alterations.
2. The proposed rear extension would be at ground floor and basement level and would replace the existing two storey extension. The extension would cover the full width of the property (6m) and would have a maximum depth of 7.6m. The extension would have a height of 6.2m which is no higher than the boundary walls. The lightwell which would be covered with a glazed roof has a width of 3.8m and a depth of 1.9m measured from the centre of the bay window.
- 2.1 The existing extension covers the full width of the property (6m), has a maximum depth of 7.9 metres and a height of 5.8 metres (6.7 metres including roof lantern).
3. The proposal includes no excavation.
4. The main planning considerations are:
 - Design; and
 - Amenity.
5. **Design**
 - 5.1 **Ground floor level (internal works)** - The proposal includes the opening up of the hall. This is not something that the Council would normally support, however, in this instance there would be no loss historic fabric as the fabric is modern. This is considered acceptable. The opening between the front and rear room is a traditional introduction and would not result in the loss of extensive historic fabric.
 - 5.2 **Basement level (internal works)** – The main alteration to the original part of the building at basement level is the removal of the windows opening within the rear bay. The curved bay and masonry would be retained. The windows date from the later part of the 20th century as such their removal is considered acceptable. The retention of the masonry of the bay is welcomed and ensures that the original rear elevation of the bay remains, albeit as an internal feature of the building following the infilling of the rear lightwell.
 - 5.3 **Rear extension and covering of lightwell** – The existing rear extension is a 20th century construction and as such the proposed alterations to this part of the building would not harm the significance of the listed building.
 - 5.4 The existing rear yard is extremely limited, dark and overshadowed in the main due to the 20th century additional accommodation which is located at the rear of what would have been the back yard/garden area and linked through to the main house. The introduction of the glazed roof will maintain an element of openness and could in the long term be considered reversible. The glazing will sit very lightly on the masonry of the rear elevation. Details of the junction of the glass roof with the rear wall would be required by condition.
 - 5.5 The rear aspect of No. 10 has already been somewhat compromised by the current rear extension which leaves only a very modest external space which cannot be seen from anywhere other than the lower floors of No. 10 and whose enclosure as proposed is not considered to harm the building and its special interest. The use of glass in the yard location will help retain an open and light aspect to the rear of the building.
 - 5.6 **Alterations in front lightwell** – In the front lightwell it is proposed to replace the existing door

under the main entrance. The door will be a solid timber door. This is considered acceptable and will not impact on the special interest of the listed building.

6. Amenity

- 6.1 All external alterations are at basement and ground floor level only and within (lower than) the existing boundary/garden walls of the building. As such, the proposal would not impact on neighbour amenity in terms of privacy, overlooking, daylight, sunlight or noise.

7. Conclusion

- 7.1 The proposed extension would preserve the special interest of the listed building and would have no detrimental impact on neighbour amenity.

8. Recommendation: Grant conditional planning permission and listed building consent.

DISCLAIMER

Decision route to be decided by nominated members on Monday 25th November 2013. For further information please go to www.camden.gov.uk and search for 'members briefing'.