

Delegated Report		Analysis sheet	Expiry Date:	16/08/2013
		N/A	Consultation Expiry Date:	08/08/2013
Officer			Application Number(s)	
Rachel Miller			2013/3883/P 2013/4072/L	
Application Address			Drawing Numbers	
41 Kelly Street London NW1 8PH -			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a first floor rear extension, alterations to windows and doors at rear ground floor level and internal refurbishment to Grade II listed building (Class C3).				
Recommendation(s):		Grant conditional planning permission Grant conditional listed building consent		
Application Type:		Householder Application Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	02	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	<p>Site notice displayed from 10/07/2013 until 31/07/2013 Press notice displayed from 18/07/2013 until 08/08/2013</p> <p>Two responses received with the following concerns:</p> <ol style="list-style-type: none"> 1. The proposed structure will completely block out sunlight and cast a shadow over my ground floor kitchen. The garden will be similarly affected from sunrise until 1 pm. 2. the proposal will lead to a loss of outlook 3. If the new structure were not as long as that proposed, that would be an acceptable compromise. The new structure incorporates both a shower and bath adding to the length. 4. The description in the Design, Access & Heritage Statement of the existing rear walls as white painted render; is incorrect, and misleading. The original brick walls have been painted with masonry paint and some sections of the ground floor extension has many layers of paint built up over the years. It is definitely not rendered. As it's a listed building any new extension should be built to match the original structure, i.e. in Flemish bond reclaimed brick, flush pointed, with brick arched window openings, -arched windows are not shown in drawings of existing building nor the new. A cement rendered block work construction will not be in keeping with the original brickwork, albeit that it has been painted by the previous owner 15 years ago. 5. The proposal to carve up the elegant first floor front room by installing an en suite bathroom is surely not permissible in a listed building 6. The removal of the kitchen chimney breast contravenes the listed building regulations, and should be retained and incorporated into the kitchen design. 7. This application does not indicate a sensitive approach to altering a listed building. <p>Officer comment</p> <ol style="list-style-type: none"> 1 – 3 The proposals have been revised in order to reduce the depth of the first floor extension. It is considered that this would minimise the impact on the adjoining neighbours. 4 The proposals have been revised to show the proposed extension would be constructed using reclaimed brick to match existing 5 See design section 6 The proposals have been revised and no longer include full removal of the chimney breast in the kitchen 7 Following revisions to the scheme it is considered that the proposals are a sensitive approach to altering the building 					

CAAC/Local groups*
comments:
*Please Specify

No response received

Site Description

The site contains a two-storey single family dwellinghouse with a single storey rear extension with existing roof terrace that extends up to the rear boundary line. The building is Grade II listed and was listed on 14th May 1974. The site is located within the Kelly Street conservation area which comprises of flat-fronted terraced properties.

Relevant History

Planning permission and listed building consent were granted on 24th February 1983 (ref CTP/G11/33/18/35337) for the reinstatement of the front railings and gate.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)
CS19 (Delivering and monitoring the Core Strategy)

DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance, 2013
CPG 1 (Design) - Sections 1-6
CPG 6 (Amenity) – Sections 1, 4-9

Kelly Street Conservation Area Appraisal and Management Strategy (adopted 2011)

London Plan 2011

NPPF 2012

Assessment

Permission is sought for the erection of a first floor rear extension and the replacement of two windows and a door at rear ground floor level. Internally the Applicant seeks to include a new partitioning in the front bedroom at first floor level in order to create an ensuite bathroom.

This application follows pre-application advice issued to the applicant. The rear extension would be at first floor level, have a flat roof and measure 2metres deep x 2.8metres wide x 2.3metres high. It would be constructed using reclaimed bricks to match the existing. At ground floor level a new set of double doors would replace the existing door in the side of the existing rear addition. The windows on the side façade would be replaced with single glazed timber sashes.

Design

Development Policy DP24 and DP25 requires all developments including alterations and extensions to existing buildings to be of the highest standard of design and will expect developments to consider: the character, setting, context, form and scale of the building and neighbouring buildings; the quality of materials to be used. The proposals should seek to preserve and enhance the character and appearance of the existing building and the conservation area in accordance with policy DP25.

Camden Planning Guidance 1 (Design) (2013) states that rear extensions should be subordinate in size to the host building, should respect existing architectural features and should respect the established grain of the surrounding area. The Conservation Area Appraisal for Kelly Street (2011) says that while alterations to the rear are not visible from the public realm, “the unified architectural style and form and the original historic pattern of rear elevations is an integral part of the conservation area and should be maintained.”

CPG1 states that “in most cases, extensions that are higher than one full storey below roof eaves level or that rise above the general height of neighbouring projections will be strongly discouraged”. Whilst the proposed extension would not be one full storey below roof eaves, it is considered that as the general pattern of the rears of the properties on Kelly Street is to have first floor extensions, the proposed rear extension cannot be refused on this basis. The small depth of the extension would make it subordinate to the existing building and the proposed use of reclaimed bricks to match the existing would be acceptable in design terms.

The proposals include the installation of new timber windows that match the existing. Timber doors and sash windows are predominant on Kelly Street and the replacement of existing non-original windows with timber sash windows is acceptable. The application proposes increasing the size of the door opening of the side elevation of the ground floor rear addition. It is considered that this change is acceptable.

The applicant proposes installing “wrought iron” railings around the remaining terrace. There is an existing trellis around the single storey rear addition however there is no precedent for installing railings along the terrace. Historically, railings would not have existed at this level, however since the roof has been already used as a terrace it would be best to use a simple, unassuming, slender design. The applicant proposes a simple metal railing which is considered appropriate.

Internally, the applicant originally proposed to remove the chimney breast in the existing ground floor rear addition. This was considered to be unacceptable and the drawings have been revised following Officers’ comments and the applicant proposes to retain the scullery chimney breast. The other internal works proposed are the insertion of an ensuite bathroom in the front bedroom at first floor level. The ensuite would be inserted to the side of the chimney breast and would not be full height. Concerns were raised by Officers that this would interfere with the proportions and historic plan of the room. To mitigate this, the Applicant has revised the proposals so that the proposed bathroom is not full height and slightly set away from the chimney breast.

Amenity

There are a variety of first floor rear extensions to the rear of properties at this end of Kelly Street (numbers 29, 31, 33, 35, 37, 43 and 47). Whilst few benefit from planning permission, they have been in place for a number of years. It is considered that there is no objection in principle to extending at first floor level. Following Officers advice, the extension has been reduced from 3.7metres in depth to 2metres in order to minimise the impact on the ground floor and first rear rooms of the adjoining occupier. The proposed extension would be sufficiently far away from the upstairs windows of number 39 Kelly Street as to not cause an unacceptable loss of light.

The roof of the existing ground floor extension has a parapet and trellis around the edge. The roof has been used as a roof terrace for a number of years with an existing door leading to it. The proposals include the erection of a new balustrade around the terrace which is considered acceptable.

Recommendation

It is recommended that planning permission and listed building consent are granted subject to conditions.