

Delegated Report		Expiry Date:	19/07/2013	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature		2nd Signature
41 Delancey Street London NW1 7RX		i) 2013/2228/P ii) 2013/2411/L			
Proposal(s)					
i) Conversion of two flats into a single dwellinghouse including replacement of casement window with timber sash window to the front elevation at basement level, and replacement of French doors to rear basement. ii) Conversion of two flats into a single dwellinghouse with associated internal and external works including alterations to partitions at basement and ground floor, the insertion of sliding doors at second floor level, the replacement of casement window with timber sash window to the front elevation at basement level, and replacement of French doors to rear basement.					
Recommendation(s):		i) Grant planning permission ii) Grant listed building consent			
Application Type:		Planning permission and listed building consent			
Consultations	Date advertised	21 days elapsed		Date posted	21 days elapsed
Press notice	22/8/13	12/9/13		Site notice	16/8/13
	Date sent	21 days elapsed		# Notified	# Responses
Adjoining Occupier letters	14/8/13	4/9/13		25	0
Consultation responses (including CAACs):	Camden CAAC – No objection				
Site Description					
The site is a 4 storey (including lower ground floor) end of terrace property on the south side of Delancey Street (close to the junction with Mornington Crescent). The property falls within the Camden Town Conservation Area and is part of a grade II listed terrace (one of a terrace of 7) dating from the mid C19. The building is currently in use as two separate residential units, comprising a maisonette at ground and basement, and a maisonette on the upper three floors.					
Relevant History					
PEX0000543: Conversion of the property from two maisonettes to a single family dwelling. <u>Granted</u> 05/12/2000					
LEX0000544: Works associated with the conversion of the property from 2 maisonettes to a single family dwelling including the enlargement of the existing window on the ground floor rear to create French doors, internal modifications of the recent conversion work and the provision of a new link bridge from the ground floor to the garden area. <u>Refused</u> 05/12/2000					
LEX0100609: Minor alterations to external alterations and internal alterations including new stairs and					

partitions. Granted 02/10/2001

TP82441/12872: Conversion into two self-contained maisonettes Granted 30/10/1958

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

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 Occupiers and Neighbours)

Camden Planning Guidance

Camden Town Conservation Area Statement

NPPF 2012

London Plan 2011

Assessment

Proposal: Consent is sought to combine the two flats into a single house with various internal and external alterations including:

- Alterations to basement level floor plan
- Removal of staircase (leading from upper maisonette to garden) from rear wing to accommodate WCs
- Minor internal alterations on the upper floors including alterations to partitions at ground floor and the insertion of sliding doors at second floor level
- Replacement of casement window at front basement level with timber sliding sash
- Replacement of timber French door at rear basement level

Revision: Following officer's concerns the proposed basement floor plan has been revised.

Assessment:

Loss of residential unit

The loss of a single residential unit accords with policy DP2 and is therefore acceptable.

Residential Development Standards

The conversion would accord with Camden's residential development standards. It therefore complies with policy CS6.

Transport

No cycle parking is proposed however given that this is a listed building the lack of cycle provision is acceptable in this instance. Car capping is not appropriate as the development involves a reduction in the number of units.

Design and impact on the listed building

The proposal to link the two units to create a single dwelling house is welcomed in listed building terms as this will help to reinstate the original domestic character of the building

Internal works

A basement level, the proposed alterations have been amended to retain more of the original floor plan and room layout, in line with the Inspector's decision from some years back (ref. LEX000054). The alterations at this level are now considered to preserve the special interest of this part of the building.

The rear wing has been altered in the past and now houses a staircase from the upper maisonette to the garden. It is proposed to remove the stair and to reinstate the floor levels, to accommodate WCs etc, which is considered acceptable.

The internal alterations to the upper floors are minor in nature and will not cause harm to the special interest of the building.

External works

It is proposed to replace a non-original window to the front basement level with a timber sliding sash. This will improve the character and appearance of the building and streetscene and is welcomed. Detailed drawings are required by condition however to ensure that the detail will be appropriate.

Also at basement level, it is proposed to replace the non-original timber French door. This is considered acceptable in principle but again detail is lacking and should be secured through condition.

In summary the works are considered to preserve the special interest of the building and the character and appearance of the CA.

Amenity

The conversion of the property to a single dwelling and the associated external works would have no impact on neighbouring occupiers' amenity.

Recommendation: Grant planning permission and listed building consent