

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	25/06/2013
		N/A / attached	Consultation Expiry Date:	06/06/2013
Officer			Application Number(s)	
Miheer Mehta			i) 2013/2543/P & ii) 2013/2163/L	
Application Address			Drawing Numbers	
117 Albert Street London NW1 7NB			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
i. Erection of a single storey rear extension to replace the existing single storey conservatory and the removal of the existing rear dormer window to provide two smaller dormer windows to the existing rear roofslope. ii. Erection of a single storey rear extension to replace the existing single storey conservatory and the removal of the existing rear dormer window to provide two smaller dormer windows to the existing rear roofslope, plus internal alterations.				
Recommendation(s):		i) Grant permission subject to conditions ii) Grant LB consent subject to conditions		
Application Type:		Householder Application and Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>Site Notice: Displayed from 08/05/2013 to 29/05/13. Press Notice: Advertised in the Ham & High from 16/05/2013 to 06/06/2013.</p> <p>Adjoining owners/occupiers No responses received.</p>					
CAAC/Local groups comments:	<p>Camden Town CAAC objects to this scheme for several reasons-</p> <p>In general we feel there are too many damaging alterations to the rear facade of a listed house in a Conservation Area.</p> <p>The proposed sliding glass doors on the rear ground floor will create one large expanse of glass which will be damaging when viewed from the houses in Arlington Road - in terms of reflection and light pollution at night. The width of glass fails to match the scale of the window openings on the existing elevation.</p> <p>The existing rear elevation still expresses the character of a 1840s terrace house. This character will be eroded by the proposed ground floor fully glazed extension, by the partial covering of the first floor sash window on the rear left and by the new timber glazed doors which will replace the existing sash window on the rear right.</p> <p>(However, the new proposed dormer windows are an improvement, as is the new basement window on the front elevation)</p> <p>So far in Albert Street, although houses have been extended at the rear, none of the houses, we think, have created a first floor roof terrace across the full width of the house.</p> <p>The extension of the proposed lower ground floor (basement) also extends the lower ground floor still further - albeit unseen. This is unacceptable as it may be developed upwards in a possible future planning application.</p> <p><i><u>Officer's Response:</u> The planning application has been revised, removing the roof terrace at first floor level. The alterations in the main are to the rear and the proposed rear dormers to the roof are considered an improvement.</i></p> <p><i>The rear extension is also an improvement to the existing conservatory which also has a large expanse of glass. Furthermore the adjoining property at no.119 also has a similar opening and therefore this alteration is considered satisfactory. The width of glass is not considered to be detrimental to the rest of the building with the changes only improving the existing building.</i></p> <p><i>The basement would be marginally increased in size but it would replace the existing lightwell on site. (see para 2.3)</i></p>					

Site Description

Grade II listed Mid C19 three storey building forming part of a terrace of 12 in the Camden Town conservation area, comprising basement, ground, first and second floor plus mansard roof extension.

It is noted that many of the neighbours have undertaken extensions (single storey) to the depth of existing rear projections. In particular, no. 111, 115 and 119.

Relevant History

117 Albert Street

None

113 Albert Street

2005/2248/P 2005/2249/L – PP and LBC granted for: *Construction of a mansard roof extension to provide additional bedroom, demolition of existing first floor rear extension/enclosure and replacement with railings to form balcony, and internal alterations.*

2012/4940/L – Listed Building Consent granted for: *Internal works including damp proofing works to the existing basement, strengthening of the ground floor joists, and external works of repair to the existing mansard and gutters in lead.*

2012/5491/P 2012/5885/L – PP and LBC granted for: *Erection of extension at rear lower ground floor level to infill existing courtyard and rear ground floor level with terrace over at rear first floor level, excavation of 2 new rear light wells, installation of new staircase in front light well all in connection with existing dwelling house (Class C3).*

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

DP27 (Basements and Lightwells)

Camden Planning Guidance 2011

CPG1 (Design)

CPG 6(Amenity)

Camden Town Conservation Area Appraisal and Management Strategy

National Planning Policy Framework 2012

Assessment

1.0 Proposal

- 1.1 Planning permission and Listed Building consent, as revised, is being sought for the following elements:
- Erection of single-storey rear extension at ground floor level (replacing existing conservatory with no increase in overall size)
 - Erection of two rear dormers (replacing the existing single rear dormer window)
 - Infill of light well to extend basement level further into rear garden and some excavation to the entrance into existing conservatory
 - Internal refurbishment
- 1.2 The applicant has amended the plans during the course of the application for two reasons. The roof terrace and door openings at first floor level have been removed from the proposal. Furthermore, there have been minor internal alterations to the proposal to address listed building considerations. This primarily includes amended details to internal works within the Listed Building.

2.0 Considerations

Design

- 2.1 Policy DP24 which requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building and Policy DP25 which requires new development to both preserve and enhance the character and appearance of conservation areas.
- 2.2 Camden's Design Guidance states that rear extensions should be:
- secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
 - respect and preserve the original design and proportions of the building, including its architectural period and style;
 - retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.
 - The width of rear extensions should respect the rhythm of existing rear extensions.
- 2.2 The proposed development would result in the creation of a single storey rear extension, replacing the existing conservatory that would be located at ground floor level. At ground floor level, the development would primarily be of a glazed design within the rear elevation and part of the roof would incorporate an elongated roof light to the rear extension.
- 2.3 The existing light well to the basement floor would be infilled by an extension to the basement floor and covered with a flush roof light situated at the foot of the single-storey rear extension. In addition, due to the relatively obscure rear roof light to provide light to the basement level, the proposed development would have the appearance of a single storey rear extension at ground floor level. There would be some excavation within the area of land alongside the existing light well and the entrance to the existing conservatory from the garden. This excavation is considered minor in nature and would be covered and form part of the existing basement. A full BIA has not been provided due to the size of development proposed to the basement. A statement to this effect has been provided as part of this submission by a chartered engineer. It is therefore considered that the increase to the internal area of the basement by virtue of the covering of the existing light well and minor excavation would not be detrimental to the character and appearance of either the existing dwelling, or the Camden Town Conservation Area.
- 2.4 The existing single rear dormer is an anomaly within this location and the proposal seeks to replace this with two dormer windows which mirror the majority of dormers on rear roof slopes in close proximity. This is considered to be an enhancement and provides additional uniformity with the rest of the terrace.
- 2.5 In terms of internal works, the Conservation and Design Officer suggested some minor alterations to the scheme during the course of the proposal. These have since been complied with, and it is considered that

the proposed development would not result in significant detrimental damage to the historic fabric of the listed building. Additionally, conditions have been attached to ensure that the existing opening within the kitchen is not increased in width and that the door opening from the hallway into the kitchen is retained and sealed.

- 2.6 It is therefore now considered that, from a design perspective, the proposal is of an acceptable design, bulk, form, and retention of historic fabric, and in terms of the impact to the appearance and character of the conservation area and the appearance and setting of the listed building, it is considered acceptable and in accordance with policies DP24 and DP25.

Amenity

- 3.0 Initially, concern was raised over loss of privacy and overlooking from the roof terrace from the neighbouring property. It is considered that, as this is now removed from the proposal, no issue on overlooking would exist. The replacement rear dormers would be comparable to the existing rear dormer and therefore no additional harm would be identified.
- 3.1 The inclusion of roof lights both within the basement and single-storey rear extension would somewhat increase the impact of light pollution, particularly at night. However, it is considered that the overall impact would not be considered significant enough to warrant the refusal of the application.
- 3.2 Furthermore, as the development would not project beyond existing building lines of the dwelling, it would therefore not cause any loss of sunlight or daylight, to the neighbouring properties, nor result in any general disturbance. The proposal is therefore in accordance with the guidance set out in CPG6 and Policy DP26 of the LDF.

Recommendation: Grant planning permission and listed building consent.

DISCLAIMER

Decision route to be decided by nominated members on Monday 22nd July 2013. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.