

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	17/09/2012
		N/A	Consultation Expiry Date:	30/08/2012
Officer			Application Number(s)	
Nicola Tulley			2012/3756/P & 2012/3787/L	
Application Address			Drawing Numbers	
Flat A 50 Albert Street London NW1 7NR			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of part single-storey, part two-storey rear extension at lower ground and ground floor level in connection with existing residential flat (Class C3).				
Recommendation(s):		<ol style="list-style-type: none"> 1. Grant conditional listed building consent 2. Grant conditional planning permission 		
Application Type:		Full Planning Permission & Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed from 03/08/2012 to 24/08/2012. A notice was placed in the Ham & High on: 09/08/2012.</p> <p>No letters of objection have been received to date.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Camden Town CAAC object to the proposal for much of the same reasons on the previous application:</p> <p>Apart from the small set back the extension still reads as a full width rear extension. This does not respect the original design or proportions of the early 19th Century building.</p> <p>The two French windows on the proposed lower ground floor are completely out of character, both in height and fenestration with other windows.</p> <p>The single window on proposed ground floor is a sash but its proportions are out of keeping with original windows.</p> <p>Camden CAAC objection May 2012:</p> <ul style="list-style-type: none"> • The use of the single storey for night occupation may cause light and noise pollution to dwellings at 2nd and 3rd floor levels. New rooflights would need to be permanently shut and have blackout blinds. • There is no information of the extensions roof. If tiles are proposed this would not respect the period of the building. • There is no information on drawings about the existing and proposed finishes on external walls. Object strongly to render. • PVC joinery is not acceptable for a listed building of this period. • There is a design and access statement but not a heritage statement which is required. • The information provide in the application fails to recognise that the building is listed and in a conservation area. Concerned that there will be serious heritage issues from the lack of appropriate detail. <p>Officer's response: please see assessment below.</p>					

Site Description

The subject site relates to the garden flat of a three storey and basement end of terrace building located on Albert Street, in close proximity to the junction with Mornington Street. The building is located within Camden Town Conservation Area and is Grade II Listed.

The listed building description reads: Irregular terrace of 27 houses. 1845. Surveyor George Bassett Jnr. Yellow stock brick and rusticated stucco ground floors. Nos 77, 87, 93 & 95, slate mansard roofs with attic dormers to all save No.97. Nos 63, 75 & 83 with penthouses. Nos 93 & 95 projecting. 3 storeys and basements. 2 windows each. Square-headed doorways, some with pilaster-jambes carrying cornice-heads; fanlights and panelled doors. Nos 93, 95 and 97 with stucco doorcases of pilasters supporting an entablature. Recessed sashes; Nos 45-61, 65, 67, 73, 77 & 79 with margin glazing to ground floor. Nos 81-97, tripartite ground floor sashes; Nos 93, 95 and 97 with consoles on mullions. Upper floors with architraved sashes; 1st floors having console-bracketed cornices and cast-iron balconies. Stucco cornice and blocking course except No.53 having a brick parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings flanking entrance steps and geometrical railings to areas. Nos 93, 95 and 97, attached cast-iron railings with foliated finials to areas. The whole of Albert Street forms a cohesive group of the 1840s. No.97 Albert Street was listed on 14/01/94.

Relevant History

Full planning application & Listed building consent, references 2012/0434/L & 2012/0435/P, was refused for: Erection of part single-storey part two-storey rear extension at lower ground and ground floor levels in connection with existing residential flat (Class C3).

Reasons: The proposed development, by reason of its bulk, form, detailed design, materials and loss of historic fabric, would be detrimental to the historic plan form and the special architectural and historic interest of the listed building, the listed terrace and the character and appearance of the Camden Town Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework.

Full planning permission and listed building consent, references PEX0100551 & LEX0100614 (2002), was granted for: The erection of extension at rear lower and upper ground and a single storey glazed conservatory extension at rear lower ground floor level, as shown by drawing numbers 809/100, 809/101, 809/102a & 809/103a.

Listed building consent, reference LE9800473R1, was granted for: Alterations to front and rear fenestration to enlarge basement front window, all to entrance lobby door, new glazed opening and french doors, as shown on drawing numbers > 809/01, 809/02 Rev B and one unnumbered door detail drawing.

52 Albert Street

Full planning permission and listed building consent, references 15693 & 22860 (1973), was refused for: The construction of a part 2 storey, part 1 storey rear extension at 52 Albert Street, NW1, and conversion of the whole building into three self contained units.

Reasons: The proposed extension would result in a total bulk excessive in relation to the character of the area; The proposed units on the ground and basement floors would be inadequate in size and would have a poor internal arrangement.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2011

Core Policies

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

Assessment

Proposal and background

The subject building terminates the end of the listed terrace on the east side of Albert Street, where the site adjacent is occupied by a relatively modern four storey residential block towards the junction of Mornington Street. The applicant has proposed a single storey and part two storey rear extension at lower ground and ground floors of the lower ground maisonette.

Planning application reference 2012/0435/P was refused for the following reason:

“The proposed development, by reason of its bulk, form, detailed design, materials and loss of historic fabric, would be detrimental to the historic plan form and the special architectural and historic interest of the listed building, the listed terrace and the character and appearance of the Camden Town Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework.”

In brief, there was no distinction between the proposed two storey extended closet wing and the proposed single storey lower ground extension. This gave a very solid bulky appearance to the rear elevation of this Grade II Listed Building. The removal of historic fabric, creating openings between the original footprint and the proposed extension were also considered harmful to the historic plan form and special interest of the listed building.

On site inspection it was evident that the rear of the terraced group had been subject to alteration and extension. The subject property has previously gained planning and listed building consent for glazed conservatory to the side return of the closet wing and two storey rear extension of the closet wing at lower ground and ground floor levels (references: PEX0100551 & LEX0100614).

Amendments:

The resubmission had attempted to address previous officer concerns but had still failed to provide any distinction between the solid 2 storey extension of the closet wing and the lower ground extension, in addition to concerns relating to detailed design. Final revised drawings were received on the 7th September 2012.

Design and appearance

The proposed two storey rear extension at lower ground and ground floors would increase the depth of the original closet wing by 2.2m. The height of the extension would not rise above the height of existing ground

level windows and at roof level the flat roof would be hidden behind a parapet wall with coping stone. The proportions of the sash window at ground level have been altered to reflect those of the original windows. The French door opening at lower ground level is central and the frame surround has been reduced in width to ensure that this element does not appear too bulky in relation to the frame and proportions of the original fenestration.

At lower ground level the proposed extension to the side return of the closet wing would be set back from the face of the two storey extension by 500mm and feature a lean-to glazed panelled roof measuring approximately 3.4m at its highest point. This would provide some distinction between the closet wing and the proposed lower ground extension. Officers previously raised concern that the extensions would have a solid appearance and the combination of the extensions plan form, bulk, and use of materials would overwhelm the traditional layout and proportions and fail to be subservient to the host building. The design and appearance of the proposed lower ground extension has much altered. This part of the rear extension would be more lightweight with a glazed panelled roof and slimline French opening doors, providing a conservatory like structure which was previously sought.

Internally, the historic plan form of the listed building would remain as is on the lower ground level and an opening would be formed at ground level for the extended bathroom with historic nibs retained. This level of alteration is considered acceptable by conservation officers. In consideration of Development Policies: DP24 & DP25 developments, extensions and alterations should be of the highest standard of design and quality and that development will only be permitted within conservation areas that preserves and enhances the character and appearance of the area. Furthermore, consent for alterations/extensions to a listed building will only be permitted where it is considered that it would not cause harm to the special interest of the listed building.

While the revised details indicate that the materials will seek to match the building as closely as possible and that all new windows and doors would be white painted timber, a higher level of detail will be required by condition to ensure that the materials in terms of their: quality; texture; tone; colour would respect the character and appearance of the host property as closely as possible. Officers consider that the appearance of the side return extension to lower ground floor could be further improved through the removal of glazing bars. Details of windows and doors including detailed cross sections will be requested by condition.

Camden Planning Guidance 1 'Design' states that rear extension should be designed to: be secondary to the building being extended; respect and preserve the original design and proportions and architectural features of the building; respect and preserve the historic pattern; not cause loss of amenity; and allow for the retention of a reasonably sized garden. Officers consider that the proposed rear extensions are acceptable in their form, proportions and materiality and would remain subservient to the host building in accordance with development policies: DP24 & DP25 of Camden's LDF.

Amenity

Development Policy DP26 seeks to ensure that the amenities of neighbouring occupiers/owners are not harmed by development, by way of: overlooking, loss of light, noise. The proposed lower ground extension adjacent to the modern residential block would be no higher than the existing canopy and although the

extension would project along the side boundary this is not considered to impact negatively upon neighbouring residential amenity.

The adjacent terraced building Number 52 has a larger projecting wing and whilst the proposed 2.2m deep extension at ground floor level would be visible from the neighbouring ground floor kitchen window, it would not be unduly detrimental to their outlook, daylight or sunlight.

Conclusion

The proposed single and two storey rear extension at lower ground and ground floors are considered acceptable in relation to policies: CS14; DP24; DP25 & DP26 of Camden's Local Development Framework. Conditions recommended above will be attached to ensure that the extensions proposed would preserve the character and appearance of the host property.

Recommendation

Approve planning and listed building consent subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 17th September 2012.
For further information please click [here](#).