

Delegated Report		Analysis sheet		Expiry Date:		11/07/2012	
(Members Briefing)		N/A		Consultation Expiry Date:		14/06/12	
Officer				Application Number(s)			
Adrian Malcolm				2012/2212/P & 2012/2216/L			
Application Address				Drawing Numbers			
37 Delancey Street London NW1 7RX				Drawing No(s) (Prefix 1096.04.) 12, 14, 15, 16, 17 Drawing No(s) (Prefix 1096.02.) 01C, 11D, Drawing No(s) (Prefix 1096.03.) 01C,02B, 03, 11E, 12A, 13A, 21A, 22, 31A, 32A. Site Location Plan; Drawing No(s) (Prefix 1096.01.) 11D, 12D, 13C, 14D, 15E, 16C, 21A-25A, 26B, 31A-36A, 41A-46A Design and Access Statement (Webb Architects, updated- as received 16/7/12); Listed Building Impact Schedule Rev 03 (Webb Architects- as received 16/7/12)			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of rear lower ground level extension, an extension with the front lightwell beneath the entrance, reinstatement of a chimney stack, removal of an existing roof light and installation of two new rooflights, replacement of all existing windows with double glazed timber sliding sash windows, and excavation to the garden level to create a larger patio and lowering the floor level within front pavement vault all in connection with the existing dwellinghouse (Class C3).							
Recommendation(s):		Grant Planning Permission and Listed Building Consent					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice expired: 7/6/12 Press notice expired: 14/6/12 No responses form local occupiers.				
CAAC/Local groups comments:	<p> <u>Camden Town CAAC:</u> (in respect of original proposals) Object due to: incomplete information on the appearance of the new roof of the revised basement area entrance which would be visible. Drawings of the existing sliding sash windows are significantly incorrect/misleading, (e.g. timber beads both sides of glazing, the set-back from the external face of walls is smaller than the actual, glazing bars (if the original) have exaggerated approximated dimensions). Details are needed of the proposed double-glazed sash windows to show their size front to back. In general, requirements for work to a Listed Building are not fully incorporated in the proposals. The proposed approach of wholesale window renewal is incorrect. For Listed buildings the requirement is to repair the existing fabric as existing and in an instance where repair is not possible the requirement is to replace the fabric as existing. In the case of external joinery (windows, etc) areas/parts of rotten timber should be removed and pieced-in with new to match and /or other approved repairs be carried out - in all instances; ditto reglazing should match the original (usually single glazing). It is often permitted to draught-proof etc sensitively and/or install internal secondary glazing (to improve thermal and acoustic insulations). Drawings should be provided to a larger scale. </p> <p> <i>Officer response: Note that significant amendments have been made to the scheme since these comments were made and address issues raised. These are explained in the considerations section below.</i> </p>					

Site Description

Grade II listed mid-19th century mid-terrace townhouse situated in the Camden Town Conservation Area. The property is currently in use as a single house. The list description reads:-

“Terrace of 7 houses. Mid C19, altered. Yellow stock brick (with later refacing) and rusticated stucco ground floors. Slate mansard roofs with dormers except No.29. 3 storeys, attics and basements; No.29 with C20 4th storey instead of attic. 2 windows each; No.41 with 3-window return. Square-headed doorways with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. Gauged brick flat arches to recessed sashes; Nos 39 & 41 with architraves. Cast-iron balconies to 1st floor windows. Stucco cornice and blocking course to Nos 31-37; stucco parapets to Nos 39 & 41. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spike finials to areas.”

Relevant History

November 1959- Planning permission refused for The use of the basement for light industrial purposes, i.e., dressmaking.

March 1974- Planning permission granted for erection of a mansard roof extension to existing house to be used for residential purposes (LBC Ref 18006).

March 2008- Certificate of Lawfulness granted for use of basement as a self-contained flat (Class C3). (LBC Ref 2008/0206/P).

Relevant policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden’s heritage)

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

Camden Town Conservation Area Statement

Camden Planning Guidance 2006

Assessment

Proposal :

The proposal involves an application for planning permission and listed building consent for the erection of rear lower ground level extension, an extension with the front lightwell beneath the entrance, reinstatement of a chimney stack, removal of an existing roof light and installation of two new rooflights, replacement of all existing windows with double glazed timber sliding sash windows, and excavation to the garden level to create a larger patio and lowering the floor level within front pavement vault all in connection with the existing dwellinghouse (Class C3).

The proposals have been significantly amended during the course of construction to address the initial concerns of officers and the CAAC. These amendments include reduction to the front extension, such that it would no longer project beyond the width of the entrance bridge; it is no longer proposed to replace windows at the front of the property; provision of further details and revisions in respect of various internal features, the chimney stack and windows (e.g. a Thindow window system is proposed) at the rear to replace windows (not original windows with windows units to the same depth as the existing units, resulting in the same sash window appearance).

Considerations:

Impact on the character of the listed building

The applications for planning permission and listed building consent cover a number of external and internal alterations to the grade II listed building.

Internal alterations-

-Basement

Proposed alterations to the internal layout are acceptable, including the reinstatement of the flight of stairs accessing the ground floor and converting the property back to a single house. The insertion of an ensuite shower room in what formerly would have been the rear passageway is considered acceptable since it is accompanied by the reinstatement of the stairs. The room in the rear closet wing will be accessed via the proposed conservatory link, and this space will be cleared of an illogical arrangement of existing non-original partitions. The creation of a door in the side elevation is acceptable since it will be the same width as the existing, non-original window.

It is proposed to erect a lightweight, fully glazed lean-to conservatory in the recess adjacent to the closet wing. This extension will be of a minimal design and will occupy a shallow footprint. Although it will involve the loss of the existing modern rear sash window, the proposed door opening will be the same width so retaining the jambs. The conservatory will create a link to the room in the rear closet wing. The conservatory is acceptable in principle, subject to submission of further details showing its detailed design in terms of joints (eg eaves), mullions and transoms (if appropriate), openings and junctions with the historic fabric- required by condition.

The extension of the floor plan under the ground floor entrance bridge is acceptable and has been amended such that it would not project out beyond the line of the entrance bridge. There are no objections to the conversion of the existing pavement vault to a bathroom including the lowering of the floor level (subject to the sensitive integration of services).

-Ground floor

There is no objection to putting the kitchen in the front room on this level, provided that the units and appliances are installed and plumbed in a reversible fashion, and no existing historic or decorative features are affected a condition to this affect is recommended. It is essential that plumbing and servicing are sensitively integrated into the existing structure (eg pipe runs should be parallel with floor joists, and leave the building at the rear), and extract fan outlets should not be installed in the front elevation.

The insertion of a WC in the room in the rear closet wing is acceptable provided that the services are sensitively integrated into the existing fabric.

-First floor

The reinstatement of the spinal wall in its near entirety is welcomed. The inclusion of bi-fold double doors is also acceptable, but subject to detailed design, which should be authentic to the date of the property. Fully annotated plans, sections and elevations of these doors in their context should be provided by condition.

-Second floor

The proposal has been amended to delete a previous aspect of the proposal to subdivide the full width front room which was considered undesirable as this subdivision would have not only harmed the plan form (which benefits from the elegant proportions of this full width room), but will also detracted from the plan form and spatial character of the landing by including a lobby space. These features are now preserved as a result of the amendments.

-Third floor

This attic level currently has an unusual arrangement with a number of internal spaces which warrant some streamlining. The proposed alterations are therefore considered acceptable. It is noted that there is no bathroom in the existing space, and, whilst it can accommodate a new bathroom including wet room, it is essential that the services are sensitively integrated into the building not interrupting the historic fabric or involving any outlets visible from the street.

External alterations-

-Roof

The insertion of conservation-type rooflights (fitted flush with the roof), which will have minimal impact on the streetscene, is acceptable in listed building and conservation area terms.

-Fenestration

Following discussion with officers, the proposal has been amended such that it is no longer proposed to replace any windows at the front of the property. The removal of double glazed uPVC windows and doors at low level on the rear of the property is to be welcomed and their replacement with timber windows with double-glazed sealed units is likely to be acceptable subject to detailed design. Fully annotated plans, sections and elevations of each window type in its context should be provided, at a minimum scale of 1:10, either at application or condition stage.

The sash windows proposed to be replaced at the rear have been demonstrated not to be original and in a poor state of repair, and the details of windows have been amended, as described above (see proposal), in order to protect the character of the property. Further details would be required by condition.

The removal of the two modern casement dormer windows in the rear elevation of the mansard is acceptable, but there is concern that the proposed windows have been reduced in size in order to protect the building's character.

-Chimney stack

The reinstatement of the chimney stack is welcomed, subject to detailed design. Fully annotated plans, sections and elevations showing the chimney in its context should be provided at condition stage.

The general principles of this proposal are seen to preserve the special interest of the grade II listed building, and to preserve and enhance the character and appearance of the Camden Town Conservation Area. The scheme therefore generally complies with LDF policies CS14, DP24 and DP25, with development policies in Camden Planning Guidance and the Camden Town Conservation Area Appraisal, and with English Heritage guidance on terraced houses in London.

Impact upon neighbouring amenities

The proposed rear conservatory would be positioned at lower ground floor/basement level and would project 1.5m from the rear of the building and would have a maximum height of 2.7m. It would be positioned behind the boundary wall and screening and would have no significant impact upon the amenities of adjoining premises.

Mayor's Crossrail CIL

The proposal would not involve an increase of more than 100sqm to the dwelling nor the increase in the number of residential units and would therefore not require a contribution in respect of the Mayor's Crossrail CIL.

Recommendation: Grant Planning Permission and Listed Building Consent

DISCLAIMER

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