

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		21/05/2012	
		N/A / attached		Consultation Expiry Date:		03/05/2012	
Officer				Application Number(s)			
Lauren McMahon				a) 2012/1658/P b) 2012/1675/L			
Application Address				Drawing Numbers			
13 Swinton Street London WC1X 9NL				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
a) and b) erection of a single-storey lower ground floor rear extension with green roof and rooflight, enlargement of existing window opening to the rear first floor, create a new window opening to the rear lower ground floor, rebuild part of the side (east and west) boundary walls, alterations to front steps and railings, new door under front entrance and internal alterations to existing dwelling house (Class C3).							
Recommendation(s):		a) Grant full planning permission b) Grant listed building consent					
Application Type:		a) Householder Application b) Listed Building Consent					
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
				No. Electronic	00		
Summary of consultation responses:		The application was advertised in the local press Ham & High from 12/04/2012 to 03/05/2012 and a site notice was displayed from 05/04/2012 to 26/04/2012. No response.					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC: raised comments in relation to the proposed railings and front steps. We see many "restored" railings which have been done on the cheap and they are thin and unsubstantial. We see many doorsteps which have been done in marble, which has then chipped and broken off. Steps are best off as a solid material of a dark, solid colour. <i>Officers response: refer to the design section below for the assessment of the front railings and entrance steps.</i>					

Site Description

The subject site is located on the south side of Swinton Street and comprises of a 3-storey mid terraced residential property with a basement level. The property is Grade II listed and falls within the Bloomsbury Conservation Area. It forms part of a distinct group of listed buildings (nos. 5-17) dating from c.1835-44. They share many characteristics including the stuccoed rusticated ground floor with round headed windows and simple window reveals. The subject site is located within the Central London Area and forms part of the Red Route network.

Relevant History

1/12/2011 listed building consent (referenced 2011/4894/L) was refused for the replacement of all windows on the front elevation of dwelling house with timber double glazed sash windows and all windows on the rear elevation with single glazed timber sashes (retrospective).

11/05/2012 planning permission and listed building consent (referenced 2012/1646/P and 2012/1652/L) was refused for the erection of a mansard roof extension with two dormers to the front elevation and a terrace to the rear to existing dwelling house.

11/05/2012 planning permission and listed building consent (referenced 2012/1653/P and 2012/1654/L) was refused for the erection of a mansard roof extension with two dormers to the front elevation and two dormers to the rear elevation to existing dwelling house.

Relevant policies

LDF Core Strategy

CS1 - Distribution of growth

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

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Camden Planning Guidance 2011

National Planning Policy Framework 2012

English Heritage guidance note 'London Terrace Houses 1660-1860'

Assessment

1.0 Proposal

1.1 The proposal seeks to erect a single-storey lower ground floor rear extension incorporating a green roof and rooflight and would involve rebuilding part of the side (east and west) boundary walls. The existing rear window opening at the second floor level would be enlarged and a new rear window opening would be created at the lower ground floor level. The proposal also seeks to replace the front railings and tiles to the front steps, install a new door under the front entrance and various internal alterations.

1.2 Following concerns raised by the Conservation and Design Officer the following amendments were made to the scheme:

- the width of the single-storey extension was reduced from full width to half width of the subject site; and
- the widening of the opening at the lower ground floor inbetween the existing dining room and the proposed kitchen was omitted from the scheme.

1.3 A rear window at the lower ground floor was added to the scheme to provide light to a new study room.

2.0 Design

2.1 The proposed single-storey extension would project 5m from the main rear building line for half width (3.2m) and at 2.8m high. The extension would incorporate a green roof and a pitched rooflight with fixed silicone glazed panels and black aluminium framed sliding doors to the rear (south) and side (east) elevations.

2.2 Paragraphs 4.10 - 4.15 CPG1 (design) sets out the general principles for rear extensions. Rear extensions should be designed proportionately in relation to the existing buildings and groups of buildings and in particular should be secondary

to the building being extended in terms of form, scale and proportions. Rear extensions should be respectful of the historic pattern of the townscape in the area with regards to ratio of built to un-built space and the need to retain the open character of existing garden amenity. The height and width should respect the rhythm of the existing rear extension, and extensions that rise above the general height of neighbouring projections and additions will strongly be discouraged.

2.3 Furthermore, English Heritage's guidance of London terrace houses advises on page 13:

"full-width extensions should not usually be allowed, except in some case at basement level. As a general guideline, rear extensions should comprise no more than half the width of the rear of the house...where a distinct rhythm of rear extensions exists, any new proposals should follow the existing scale and character".

2.4 The subject site forms part of a significant row of terraces nos. 1-25 Swinton Street which are located within the Bloomsbury Conservation Area and nos. 5-17 are grade II listed. The rear of the terraces generally comprise of two to three storey rear wings of various designs and incorporate large rear gardens. A two-storey extension was approved at no. 5 (ref. 33400(R1)) in 1982 which post dates the site being designated as a listed building and forming part of the Bloomsbury Conservation Area. The lower-ground floor extension projected approximately 3.5m from the rear of the host building at half width (approximately 2.4m). Therefore a precedent has been set along the subject row of terraces and it would be difficult to resist a single-storey extension at lower ground floor level.

2.5 Although the proposed single-storey extension would be slightly wider and longer than the approved scheme at no. 5, it can be justified given the subject plot is larger. The proposed extension would respect the pattern of development to the rear as it would retain a reasonable size garden for the future occupants and would not wrap around the rear wing. The proposal is considered to be subordinate to the host building in terms of form, scale and proportions as it would only extend half width and is of a reasonable height (2.8m). The glazed materials to the rear and side elevations would ensure the extension appears subservient to the host building and the green roof is a welcomed element. Therefore the single-storey extension would not significantly harm the character and appearance of the host building, the row of terraces or the wider conservation area.

2.6 The existing rear window at the second floor level would be enlarged and a new rear window opening would be created at the lower ground floor level. These windows would match the size opening of the first floor rear window and be made of similar materials and design (timber framed sash windows) thus are considered to be acceptable.

2.7 The proposal seeks to replace the existing modern railings along the front lightwell with railings to match the originals found on the adjoining buildings. This would enhance the special interest of the building and therefore is a welcomed improvement. A condition is to be imposed which states that the new front railings are to match the original railings on the adjacent buildings.

2.8 The existing front steps have been overlaid with a modern material with the exception of the top step which contains original tread stone. The surrounding properties contain various incongruous coverings. Whilst there is no evidence to suggest that the proposed tiling (which is black and white) ever existed on the row of terraces, there is no objection raised as it would be an improvement to the existing. A condition is to be imposed for a sample of the paving materials to the front steps to be submitted and approved to Council prior to any work commencing on the relevant part of the development.

2.9 The proposal seeks to install a door under the front entrance steps which is fairly common along the southern side of Swinton Street and therefore it is not considered to be harmful to the streetscene or the row of terraces.

2.10 Overall the proposal would not significantly impact upon the character and appearance of the host building, the row of terraces or the wider Bloomsbury Conservation Area and is in accordance with policies CS14, DP24 and DP25.

3.0 Amenity and sustainability

3.1 The proposed single-storey extension would abut the rear wing of no. 11 Swinton Street and would extend a further 2.5m from the rear at a height of 2.8m. Given the single-storey extension would only project a further 0.9m above the side boundary wall, it would not significantly impact upon the amenity of no. 11 with regard to loss of outlook, sense of enclosure or sunlight/daylight.

4.0 Recommendation

4.1 Grant Planning Permission and Listed Building Consent.

DISCLAIMER

Decision route to be decided by nominated members on Monday 16th July 2012. For further information please click [here](#).