

Delegated Report		Analysis sheet		Expiry Date:		27/06/2012	
		N/A / attached		Consultation Expiry Date:		14/06/2012	
Officer				Application Number(s)			
Elaine Quigley				2012/2369/P			
Application Address				Drawing Numbers			
33 & 35 Grafton Way London W1T 5DA				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation of condition 3 (development built in accordance with approved plans) of planning permission dated 11/04/12 (Ref: 2011/6103/P) for erection of a roof extension and a part solid part open-work rear extension at first floor level in connection with reconfiguration of self contained and shared facility accommodation on the upper floors to form a 2 bed maisonette at no. 33; and change of use from self contained flat at third floor of no. 35 to 2x bedsits, namely to install windows on the rear and side elevations of the roof level extension.							
Recommendation(s):		Approve variation of condition 3					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	22	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 16/05/2012 (expired 06/06/2012) and a publicity notice was advertised on 24/05/2012 (expired 14/06/2012). No third party representations were received as a result of this consultation process.					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC – no comments					

Site Description

The application relates to the upper floors of two adjacent terraced properties located on the southern side of Grafton Way. The properties are four storeys in height over basement and both contain commercial use at ground floor level. Number 33 contains HMO accommodation and a self contained flat on its upper floors; number 35 contains office accommodation and a self-contained flat on its upper floors. The proposal relates to no. 33 Grafton Way.

They properties form part of a perimeter block formed by buildings fronting Grafton Way, Tottenham Court Road, Whitfield Street and Midford Place.

The properties are finished in brown brick and are three bays wide. Number 35 shares a party wall with 37 Grafton Way, one of a group of five Grade II terraced properties (nos. 37-45) dating from the 1770s which is located to the west of the application site. Numbers 52 – 56 on the opposite side of Grafton Way are also grade II listed. Both application properties are identified as making a positive contribution to the Fitzroy Square Conservation Area in which they are located.

Both properties have flat roofs which are in use as roof terraces. The roof of no. 33 is covered with a large green plastic netting structure held permanently in place by a number of poles.

Relevant History

Planning permission was **granted** on 11/04/2012 for erection of a roof extension and a part solid part open-work rear extension at first floor level in connection with reconfiguration of self contained and shared facility accommodation on the upper floors to form a 2 bed maisonette at no. 33; and change of use from self contained flat at third floor of no. 35 to 2x bedsits.

A planning application has been submitted for erection of a roof extension and a part solid part glazed rear extension at first floor and second floor levels in connection with reconfiguration of self contained and shared facility accommodation on the upper floors to form a 3 bed maisonette at no. 33; and change of use from self contained flat at third floor of no. 35 to 2x bedsits (2012/2749/P). This application is pending consideration and is due for determination on 26/07/2012.

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high Quality Places and Conserving Our Heritage

LDF Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 (Design)

Fitzroy Square Conservation Area Statement

London Plan 2011

National Planning Policy Framework

Assessment

Proposal

The application seeks to vary condition 3 of the original planning permission that reads:

“The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; UPB_0007_1.00 Basement Plan_Rev.A, 1.01_Ground Floor Plan_Rev.A, 1.02_First Floor Plan_Rev.A, 1.03_Second Floor Plan_Rev. A, 1.04_Third Floor Plan_Rev. A, 1.05_Roof Plan_Rev. A, 1.10_Front Elevation_Rev. A, 1.11_Rear Elevation Rev. A, 1.22_35 Grafton Way_Existing Third Floor Plan, 1.21_Section BB_Rev. A; UPB-0007_2.00_Basement Plan_Rev. D, 2.01_Ground Floor Plan_Rev. D, 2.02_First Floor Plan_Rev. G, 2.03_Second Floor Plan_Rev. F, 2.04_Third Floor Plan_Rev. F, 2.05_Plan_Roof Terrace Level Rev. F, 2.06_Proposed Roof Plan_Rev. B, 2.10 Front Elevation_Rev. F, 2.21_Section BB_Rev. G, 2.11_Rear Elevation_Rev. G, 2.23_35 Grafton Way_Proposed Third Floor_ Rev. F; 1.30_Demolitions Plan_Basement, 1.31_Demolitions_Ground Floor, 1.32_Demolitions_First floor, 1.33_Demolitions_Second Floor, 1.34_Demolitions_Third Floor, 1.35_Demolitions_Roof, 1.36_Demolitions_Front elevation; Sunlight and Daylight Statement by Nathaniel Lichfield and Partners dated December 2011 (ref. 12712/NT/BK/SS)”.

The minor material amendments relates to changes in the fenestration to a roof extension at no. 33 that include the following:

- Installation of three windows in both sides (north east and south west elevations) and the rear elevation of the roof extension. The angled window in the northeast side elevation would be set back from the front elevation of the building by 6.6m and would measure 0.6m (width) by 0.7m (at its highest point). The window in the south west elevation would be set back 5.1m from the front elevation of the building and would be positioned between the existing chimney stacks. It would measure 0.6m (width) by 1.4m (height). The angled window in the rear elevation would be recessed and would be modestly recessed behind the parapet wall of the main rear elevation. It would measure 4.5m (width) by 0.5m (height).

Although full width glazed doors facing towards Grafton Way would provide light into the small garden room (12.5 sq. m) that has been approved as part of the design of the roof extension the agents have advised that the addition of these windows will improve lighting and amenity for the proposed garden room.

Design

The angled window in the rear elevation would be modestly recessed back from the main rear elevation by 0.3m. A very small section of the lower part of the window (approx. 0.2m) would be screened from views from windows in the rear elevations of adjoining properties fronting onto Midford Place by the existing parapet wall of the main rear elevation. It would not normally be acceptable to introduce strips of glazing in these locations within the rear or side elevations of a traditional mansard roof as it would create a non traditional appearance to the homogenous historic roof scape. The approved roof extension has a solid roof slope. Given the unusual form of the approved roof extension, in this instance, it would be very difficult to argue the harm of the proposal in terms of the impact on the character and appearance of this building and the wider historic terrace. The windows in the side elevations would be set back from the main front elevation of the building and would not be visible from the street. Taking these issues into consideration, and given the history of what exists on site on the roof of the building currently, in this instance on balance, the Council could not sustain a reason for refusal for these strips of glazing on the sides and rear elevation of the approved roof extension.

Amenity

The new windows would not create any further overlooking into neighbouring properties than the approved scheme and would therefore be considered acceptable.

It must be noted that the applicant owns both properties (nos. 33 and 35). The window in the side elevation facing no. 35 would not prejudice further development on the neighbouring property at no. 35 as the remainder of the terrace forms an unbroken roof line and any further roof extensions to the properties along this part of Grafton Way would be unlikely to be acceptable in principle.

Recommendation

Approve variation of condition 3.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444