

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, alterations to front steps and railings, new door under front entrance and internal alterations of existing dwelling house (Class C3).							
Recommendation(s):		a) Refuse full planning permission b) Refuse 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 if of 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

11/12/2011 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

Proposals

The proposal seeks to erect a single-storey lower ground floor rear extension incorporating a green roof and rooflight to create a family room. The existing rear window opening at the second floor level would be enlarged to match the window below. 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.

Design

The proposed single-storey extension would wrap around the existing rear wing and project 4.4m from the main rear building line for the full width (5.5m) and at a height of 2.9m. The extension would incorporate a green roof and 1 x pitched rooflight with double glazed doors and a fixed silicone glazed bay window to the rear.

Paragraph 4.10 of CPG 1 (design) stipulates that rear extensions should respect and preserve the original design and proportions of the building, including its architectural period and style.

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".

Whilst the row of terraces (nos. 1-25) are not exactly uniform the rear elevations and pattern of development at the rear is fairly consistent, comprising only of shallow rear wings with the gardens largely undeveloped. This arrangement of the rear elevation consisting of a flat façade with a shallow wing, vertical proportions and a rhythm to the terrace is an important characteristic of this type of building. The proposed full width single-storey extension and the way it engulfs the rear wing would not respect the original design and proportions of the subject building and the wider terrace row. If the extension

was allowed it would set a precedent along the row of terraces which if repeated in the group would completely destroy the character of the rear elevation. As such the proposed full width single-storey extension by virtue of its scale, bulk and relationship to the rear wing is considered to be harmful to the special interest of the listed building and is contrary to policies CS14, DP24, DP25 and CPG1 of the London Borough of Camden LDF 2011.

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.

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 existing on the row of terraces, there is no objection raised as it would be an improvement to the existing.

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.

The existing rear window at the second floor level would be enlarged to match the size opening of the window below and would be similar materials and design to the windows at the rear of the property (timber framed sash windows).

The proposal also would incorporate various internal alterations. The existing rear window at the lower ground floor is to be removed and enlarged to create an opening between the dining area and the proposed family room. The window opening is not original so its removal is not contentious and the lowering of the cill is considered to be acceptable. However the width of the opening should be retained to acknowledge that this was originally a window opening and to better define the junction between the original building and the new extension. As such the proposed enlarged opening at the lower ground floor between the dining area and the proposed family room would cause harm to the special interest of the building, contrary to policies CS14, DP24 and DP25 of the London Borough of Camden LDF 2011.

Amenity and sustainability

The proposed single-storey would not significantly impact upon the amenity of the neighbouring occupiers with regard to loss of outlook, sense of enclosure or sunlight/daylight. Furthermore, the introduction of a green roof would be acceptable (in the context of an otherwise acceptable scheme) and accords with policies CS13 and DP22 which requires enhancements in the sustainability of buildings where extensions to existing floorspace are proposed.

Recommendation Refuse Planning Permission and Listed Building Consent.

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