

Delegated Report		Analysis sheet		Expiry Date:		26/12/2011	
		N/A / attached		Consultation Expiry Date:		01/12/11	
Officer				Application Number(s)			
Angela Ryan				2011/4926/P			
Application Address				Drawing Numbers			
55 Red Lion Street London WC1R 4PD				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a mansard roof extension with new front and rear dormers to accommodate a 1 x one bedroom self contained studio flat.							
Recommendation(s):		Grant Planning Permission subject to a S106 for car-free					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	82	No. of responses	2	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		A site notice was displayed from 04/11/11 to 25/11/11 and a public notice displayed in the local press from 10/11/11 to 01/12/11. One letter of support has been received from the occupier of no.19 Culver House in Princeton Street. A letter was also received from the occupier of no. 56A Red Lion Street, commenting that she had been experiencing noise nuisance from builders; and that she was given no notice of building works and that scaffolding was erected very close to her windows (Officers response: at the time of the site inspection scaffolding was erected at the application site in connection to ongoing internal refurbishment of the lower floors)					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC: No comments received to date.					

Site Description

The site comprises a three-storey plus basement Victorian building located on the west side of Red Lion Street, and was originally used for a town house. It is now used for a mixture of commercial and residential use with the commercial uses located on the front part of the basement and ground floors and residential development situated to the rear of basement, ground floors and the upper three floors.

To the north of the site lies a four storey building and to the south of the site a lower three storey building. Both buildings have commercial uses located on the ground floors with residential above. To the rear of the site lies a five-storey block of flats on Princeton Street.

The site is not listed but lies within the Bloomsbury Conservation Area, and is listed as making a positive contribution to the character and appearance of the conservation area.

Relevant History

1936- Permission granted for executing alterations and erect additions to the premises (Ref: 125593)

1974- Permission granted for alterations to the rear elevation of 55 Red Lion Street, WC1 and the erection of a first floor rear extension to be used as an office, ancillary to the shop use of the ground floor and basement and the formation of a garage at rear basement level (Ref:17693)

Relevant policies

LDF Core Strategy and Development Policies

Core policies

CS6- (Providing quality homes)

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

DP2- (Making full use of Camden's capacity for housing)

DP5 – (Homes of different sizes)

DP6- (Lifetime homes and wheelchair homes)

DP16- (The transport implications of development)

DP18- (Parking standards and limiting the availability of car parking)

DP22 – (Promoting sustainable design and construction)

DP23- (Water)

DP24 – (Securing high quality design)

DP25 – (Conserving Camden's heritage)

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

Camden Planning Guidance 2011

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Assessment

Proposal:

The applicant proposes to erect a mansard roof extension, with front and rear dormers in order to accommodate a 1x1bed studio flat. This would result in an uplift of one unit bringing the total number of residential units at the site to six. Currently there are 3 x1bed and 2x2 bed units spread across all floors. There are existing commercial units located on the front part of the basement and ground floors which are proposed to be retained. The building is currently vacant, and is undergoing internal refurbishments.

Drawings have been submitted of the existing internal layout of all the existing floors, however, these are in order to show the internal layout of the building in its context and no development on the is proposed on these floors.

The key issues to consider are:

- The impact of the development on the host building and character and appearance of the conservation area;
- The impact of the development on amenity;
- Transportation
- sustainability

Design:

The proposed mansard is to be 2.9m deep and 7.5m wide and will match the height of the existing mansard roof extension on the adjoining property located north of the application site at no.54 Red Lion Street. It is proposed to be clad in slate or a similar material. The design of the roof extension is proposed to be of a traditional hung mansard to the front and rear, with a flat roof at the top that will be of grey sarnifill single ply roofing material. Two traditional timber framed sash dormer windows are proposed on the front and rear elevations.

The parapet wall is to be slightly raised (0.6m to the rear and 0.4m to the front) in order to reinstate the traditional parapet detailing. The party walls on each side of the application site are also proposed to be raised by approximately 0.9m, resulting in them being 2m in height. London stock yellow bricks are to be re-used to build these in order to match the existing material of the host building. Given that the gable wall (south facing) on the side will be heightened, the mansard roof extension will not be visible from views looking north, but will be visible from views looking south.

The proposal is in line with Camden's planning guidance relating to roof extensions and is in keeping with the existing townscape, particularly in relation to the buildings located to the north of the site which have existing mansard and roof extensions.

The proposal is considered to appropriate in principle and would not have any detrimental impact on the architectural integrity of the host building or the character and appearance of the conservation area and therefore no design issues are raised.

Amenity

The front of the buildings on Red Lion Street is located approximately 7m away from the buildings on the opposite side of the road. The rear of the application site looks down onto the roof of a two-storey rear extension and car parking area and faces the flank wall of a five storey block of flats located on Princeton Street. There are no openings on the flank wall of the block of flats and as such it is considered that there would be no significant loss of privacy or outlook to the occupiers of surrounding buildings.

It is considered that the proposed roof extension by virtue of its scale, location and detailing would not result in blocking out any sunlight/daylight into the adjoining properties and therefore no amenity issues are raised in this respect.

The overall size of the unit measures 38.56m², which exceeds the Council's standards for a 1 bed, 1 person unit. Natural ventilation and light is provided by virtue of the dormer windows proposed. The headroom in the proposed extension and dormer at 2.4m high exceeds Camden's planning guidance standard of 2.3m. Access into the unit will be via the existing ground floor level entrance, and the internal staircase providing access up to the upper floors will be extended to allow access to the new fourth floor and as such a satisfactory level of residential amenity has been achieved, although given the nature of the scheme all 16 criteria for lifetime home standards is not achievable.

It is not envisaged that the development would have any detrimental impact in respect of ground water, surface water flow or slope stability as no works at ground floor level are proposed.

Transportation:

The site is within a Central London Location with a PTAL rating of 6b, indicating that it has good access to the existing public transport network. A S106 Agreement will be entered into to secure car-free housing and as such it is not envisaged that the proposal will interfere with the free flow of traffic or contribute to parking congestion.

Sustainability:

In terms of sustainable construction the developer will use recycled materials wherever possible and source other building materials locally. The applicant also proposes to install good quality insulation to building regulation standards for walls, floors and roofs to prevent heat loss and heat gain. All glass windows and doors are proposed to be double glazed with argon filled cavities in order to minimise heat loss. Heating equipment is proposed to be energy efficient by virtue of the provision of a low energy condensing combination boiler. Where possible water conservation will be provided by virtue of the proposed fittings and permeable water drainage systems will be installed to all surface water run-offs for roof drainage.

Recommendation: Approve subject to a S106 for car-free development

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