

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>04/01/2012</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>15/12/2011</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Philip Niesing			1) 2011/4305/P 2) 2011/4393/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
6 Grove Terrace LONDON NW5 1PH			Refer to Draft Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
<p>1) Alterations to include the erection of a balustrade to create a balcony at ground floor level and replacement of existing door at lower ground level to rear elevation, repositioning of existing rear dormer and rooflight, creation of new dormer to side roof slope, replacement of guttering and associated maintenance works to dwelling house (Class C3).</p> <p>2) Internal and external alterations to include amendment to existing layout to accommodate a new bathroom and storage facilities at third floor level, new access to existing loft, the erection of a balustrade to create a balcony at ground floor level and replacement of existing door at lower ground level to rear elevation, repositioning of existing rear dormer and rooflight, creation of new dormer to side roof slope, replacement of guttering and associated maintenance works to dwelling house (Class C3).</p>					
<b>Recommendation(s):</b>		1) Grant Planning Permission 2) Grant Listed Building Consent			
<b>Application Type:</b>		1) Householder Application 2) Listed Building Consent			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>06</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	Site notice: 18/11/2011 expiring on 09/12/2011 Press notice: 24/11/2011 expiring on 15/12/2011.  No objections were received as a result.					
<b>CAAC/Local groups* comments:</b> *Please Specify	English Heritage: 'You are hereby authorised to determine the application for listed building consent referred to above as you thin fit.'  The Dartmouth Park CAAC: No response received					

## Site Description

The application site forms part of Grove Terrace, a Grade II\* listed block of terrace comprising 22 houses built in c1780-93. No 6, the subject of this application constitutes an end of terrace property that has been extended to the side, by means of a two storey side extension and to the rear by means of a full height rear bay.

The houses are flat fronted in brown brick with rusticated stucco ground floors, they are of 3 storeys in height with mansard roof types. The site falls within the Dartmouth Park Conservation Area.

## Relevant History

1971 Planning permission was granted for the erection of a two storey extension to the side of the dwellinghouse (ref.HB252).

1933 Permission was refused for the erection of a single storey building at the rear of the garden to be used ancillary to the residential dwelling house (ref. 9201419 and 9270231)

## Relevant policies

### LDF Core Strategy and Development Policies

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

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 Planning Guidance

## Assessment

### 1. Proposal

As part of restoration works to this listed building planning permission and listed building consent are sought for the following external and internal works:

#### External alterations:

*Roof level:* Roof alterations involving the construction of a new side dormer to the mansard roof that would allow for additional headroom to incorporate a bathroom and storage space at that level; repositioning of an existing rear dormer to align it with the rear bay windows and a replacement conservation roof light in rear roof slope.

*Upper ground level:* Installation of a glass balustrade to be fitted outside the existing rear french windows at upper ground floor level.

*Lower ground floor level:* Replacing existing rear façade of a small slate roofed extension at lower ground floor level at the rear, adjacent to a full height bay with modern glass framed doors; removal of existing bars to lower ground floor bay window and removal of rear lower ground floor white render.

#### Internal alterations:

See details of internal alterations below.

### 2. Principle

Extensions and alterations to residential properties are generally considered acceptable in principle, subject to compliance with the relevant policies of the LDF. The key planning considerations are the impact of the proposed extensions and alterations on the special historical and architectural character of this heritage asset and the wider conservation area. Also the impact of the proposal on the amenities enjoyed by the occupiers of the neighbouring residential properties.

### 3. Impact on listed house and wider area

#### External alterations

*Roof level:* The proposed side dormer is considered relatively small in size and reflects the design and appearance of a dormer roof extension built at 21 Grove Terrace, the opposite side of the terrace. It would be partially screened by mature trees located to the front of the building, and thus have minimal visual impact on the design and appearance of the host building or the street scene.

The reposition of existing rear dormer slightly to the right is primarily due to the proposed internal alterations, i.e. the relocation of a partition that would otherwise cut across the window. It is unlikely that the dormer is in its original position, as the wall behind - if it had remained in its original position, would have cut across the window. When viewed from the garden the dormer is located in the centre of the slated section of roof (as the chimney is much wider), whilst the other properties in the terrace have their dormers in the centre of the roof. It is therefore considered that the proposal to relocation of the dormer would not be harmful in this wider context.

The Conservation Area advisors raises no objection to the proposal to replace the existing modern rooflight with one of a similar size which would be a "conservation" type with a central glazing bar or to the soil pipe from the rear bathroom that would be connected into the existing soil stack on the rear elevation. These elements would have a minimal impact on the façade.

*Upper and lower ground floor alterations:* Concerns were raised by the Conservation Area advisors in respect of the proposed glass balustrade to be installed outside the full height ground floor bay window opening. It was considered that this type of balustrade would be overtly modern on what is otherwise the largely homogenous rear façade of the terrace which features only more traditional materials. It is felt that simple black painted metal vertical railings that would reflect, but not replicate the neighbouring Georgian designs, would be appropriate in this location. The applicant was advised of the concerns raised, and agreed in writing that this element would be revised and that the detailed design thereof can be conditioned.

The proposal to replace the glazed and brick façade of the small slate roofed extension at lower ground floor level at the rear, adjacent to the bay is considered an improvement on the existing, given that it would better reveal the original stone steps behind and allow the canted bay to be more discernible at this level. The removal of the steel bars and white painted render at lower ground floor is also considered acceptable.

Internal alterations:

The proposed internal works are confined to the third floor which is contained within the mansard roof and involves the creation of a shower room. The front room is relatively plain, as would be expected on this level of the building, and therefore the subdivision of this space is considered acceptable. The key features of this space such as the chimney breast being the focus of the room would be retained. Pipework would be boxed in within the stair compartment which is again finished with simple details which would not be harmed by the proposal.

The proposed works are considered to preserve the special interest of the listed building.

#### **4. Impact on residential amenity**

Policy DP26 states that planning permission will only be granted permission for development that does not cause harm to amenity. It notes inter alia factors such as visual privacy and overlooking, overshadowing and outlook, sunlight, daylight and artificial light levels. The development proposal are minor in terms of additional bulk added to the host building and would therefore not cause material overshadowing or loss of outlook. It is also not considered that the proposals would adversely affect the amenities enjoyed by the occupiers of the neighbouring properties as a result of overlooking or loss of privacy.

#### **5. Conclusion**

In the light of the above it is concluded that the proposed extensions and alterations to this grade II\* listed building would not cause harm to its historical or architectural character, or adversely affect the amenities enjoyed by the occupiers of the neighbouring properties in terms of visual privacy and overlooking, overshadowing and outlook, sunlight/daylight loss. The proposed alterations are considered to comply with the provisions of Policies CS14 and DP25 which seek to preserve and enhance the borough's listed buildings.

#### **6. Recommendation**

**Grant planning permission subject to conditions**

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