

Delegated Report Members' briefing		Analysis sheet		Expiry Date:	20/12/2011
		N/A / attached		Consultation Expiry Date:	01/12/2011
Officer			Application Number(s)		
Victoria Pound			1. 2011/4588/P 2. 2011/4856/L		
Application Address			Drawing Numbers		
Ground Floor Flat 106 Guilford Street London WC1N 1DP			See decision letter		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1. Erection of rear ground floor extension in courtyard in connection with existing flat (Class C3). 2. Erection of rear ground floor extension in courtyard and internal alterations including reinstatement of fireplace all in connection with existing flat (Class C3).					
Recommendation(s):		1. Grant planning permission 2. Grant listed building consent			
Application Type:		1. Full Planning Permission 2. Listed building consent.			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Press and site notices displayed – no responses.					
CAAC/Local groups* comments: <small>*Please Specify</small>	Bloomsbury CAAC – objection: “The committee considers the proposed restoration would not be sufficient to compensate for the rear extension that would alter the character of the listed building.” Officer response: altering the character of the listed building is not a reason in itself to withhold permission; one must consider the impact of the alteration. This is addressed in the report below.					

Site Description

The site is located on the north of Guilford Street in the Central London Area. The mid-terraced property comprises 3 storeys with basement level and loft conversion. The property is located in the Bloomsbury Conservation Area and one of a terrace of 6 houses constructed circa 1792-1800 by James Burton.

Relevant History

2008/4680/P & 2008/4893/L – Planning permission and listed building consent **granted 23.12.2008** for *Replacement of window with sliding folding doors on the rear extension of ground floor flat to the ground floor flat and internal alterations* (Class C3). Not implemented.

PSX0004640 & LSX0004641 – planning permission and listed building consent **granted 06.11.2000** for *Internal and external alterations in association with the erection of a rear ground floor extension, and the relocation of the kitchen and the bathroom*. Not implemented.

Relevant policies

LDF Core Strategy and Development Policies

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

Assessment

Listed building consent and planning permission are proposed for the formation of an external addition and internal alterations to the present layout. The proposed extension in terms of its position, height and connection to the main house is the same as the approval granted in 2000.

The flat has 2 bedrooms, and occupies the ground floor of the building, including an existing extension. The existing extension is accessed via a corridor which is formed within the original rear room and a small opening in the rear wall.

Internal works

The internal layout of the flat as existing incorporates a partitioned-off kitchen within the front room, which obscures the characteristic curved wall. Within the original rear room there is a partition to one side which forms a slim corridor giving access to the rear extension bedroom. The original room volumes and plan form have been compromised in both rooms with the addition of these partitions. There is little decorative fabric left save the cornice within the front room, and no original internal doors.

In order to remove the kitchen from the front room and to reinstate the original front room proportions, it is proposed to relocate it to the rear room, in the position of the existing bedroom. The removal of the kitchen and associated partitioning from the front room is welcomed, as this will allow for the original proportions and curved end wall of this room to be appreciated, which is of benefit in understanding and appreciating its significance as a principal room.

It is proposed to form an opening within the curved wall to give access from the front room to the kitchen. The existing side opening which currently leads to the corridor will be blocked. This may have originally been a built-in cupboard, but there is no original joinery here, and the corresponding door opening on the other side of the curve has also been lost. Given that the original symmetrical door openings within the wall have been lost, it is considered that the formation of a slim opening within the centre of the curved wall will not in this case compromise the appearance of the curved wall nor the overall character of the room.

It is also proposed to reinstate a fire surround within the front room, which is welcomed. The proposed design is considered to be acceptable in terms of its proportions and simple detailing.

The rear room as amended will incorporate kitchen fittings and it is proposed to relocate the door to the room, which is currently not in its original position. Whilst it would be of benefit to see the later partitions removed from this room and the original volume reinstated, the proposal does not further compromise the existing layout.

Proposed extension

Externally, it is proposed to form an additional bedroom, to replace that lost from the rear room, within the rear yard. The proposed position, size, access to and plan form of this addition is as approved in 2000. The roof materials have been amended from the previous approval to a solid covering rather than polycarbonate, which is of benefit to the setting of the main building.

Whilst the building has already been extended, the proposed new addition will be set away from the main rear elevation of the listed building. Its scale, position and single storey height will not compromise the setting of the building nor overwhelm it.

The existing rear yard is very small and supports no greenery or soft landscaping, as with the rest of the terrace. Its position to the north of the building means that the yard gets no direct sunlight and is not used as amenity space. Camden's design guide seeks to ensure that rear extensions will retain the open character of existing natural landscaping and garden amenity and for the retention of a reasonable sized garden. However, the proposed extension will not involve the loss of any natural landscaping, and it is considered that the extension will not involve the loss of any significant garden amenity space. The lightwell area will remain uncovered and a small courtyard will remain accessible. The extension will be contained well below the existing high boundary walls of the yard and as such will not be appreciable from neighbouring yards. It will be visible from the upper floors of neighbouring buildings, but the outlook will not be detrimentally affected as there will be no loss of green landscaping nor feeling of openness. Given its position and scale, it is considered that there will be no harmful impact on the special interest of the listed building nor the character or appearance of the conservation area.

An objection has been received on the grounds that the rear extension would alter the character of the building, which in itself is not a reason to withhold permission. By virtue of its low height and its position away from the main rear wall of the building, and that it is accessed via the closet wing and not directly from the rear room, will ensure that the extension will read as a separate element, and will not be confused with the plan form of the original building. Spatially, the extension will not be appreciable from the main building, and as such will not alter its character in this regard. The scale, position and detailed design of the extension is not considered to harm the special architectural or historic interest of the listed building.

Amenity and sustainability.

The proposed extension is not considered to have any significant or harmful impact on the other flats within the building nor those within the neighboring buildings, nor does it raise any sustainability issues.

In summary the proposed works are considered to preserve the special architectural and historic interest of the listed building and the character and appearance of the Bloomsbury Conservation Area. The relevant local and national policies are met, and the applications recommended for approval.

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