

Delegated Report		Analysis sheet		Expiry Date:	24/11/2011		
		N/A / attached		Consultation Expiry Date:	03/11/11		
Officer			Application Number(s)				
Angela Ryan			(1) 2011/4464/P (2) 2011/4499/L				
Application Address			Drawing Numbers				
45A Calthorpe Street LONDON WC1X 0HG			Refer to decision notices				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of an external access staircase to rear elevation from lower ground to ground floor level and associated alterations to include the replacement of existing rear window with new door and the blocking of existing rear door at ground floor level to residential flat (Class C3).							
Recommendation(s):		(1) Refuse Planning Permission (2) Refuse Listed Building Consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	28	No. of responses	0	No. of objections	1
				No. electronic	0		
Summary of consultation responses:		A site notice was displayed in the local press from 05/10/11 to 26/10/11 and a notice displayed in the local press on 13/10/11. No objections/comments have been received as a result of the consultation process.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC: Object to the basis that the proposal would ruin the appearance of the rear elevation.					
Site Description							
The site comprises a c1840-50 four-storey building that has been sub-divided into two flats. It lies within a terrace of three buildings where the predominant land use is for residential purposes.							
The building is grade II listed and also lies within the Bloomsbury Conservation Area and is considered to makes a positive contribution to the character and appearance of the conservation area.							

Relevant History

2003- permission granted for the change of use and works of conversion to provide six 2-bedroom maisonettes at nos. 45, 46, and 47 Calthorpe Street

Relevant policies

LDF Core Strategy and Development Policies

Core strategy:

CS5- (Managing the impact of growth and development)

CS14 – (Promoting high quality places and conserving our heritage)

Development properties:

DP24 – (Securing high quality design)

DP25 – (Conserving Camden's heritage)

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

Assessment

Proposal:

The applicant proposes to erect an external staircase at the rear leading from ground floor to lower ground floor levels to facilitate an alternative access into the rear parking area. The proposed development will also include associated alteration which are as follows:

Internal alterations:

- The insertion of an opening between the front and rear rooms
- Removal of an existing door stop and replacing it with a timber veneer

External alterations:

- The removal of a window at rear ground floor level, lowering of the cill and the insertion of double doors and a balcony with steps leading down to the rear parking area.
- Blocking up of the rear door in the side elevation of the existing rear extension at lower ground floor level

At present access to the rear parking area is through a secondary access located at lower ground floor level which necessitates having to walk through an existing bathroom. It should be noted that a similar proposal was subject to pre-application advice and the developer was advised that the external changes proposed were unlikely to be considered acceptable.

The key issues to consider are:

- The impact of the development on the host building and character and appearance of the conservation area; and
- Amenity

Design:

Most of the original features internally have been removed. The proposed opening would be approximately the size of a double door width and the height would align with the adjoining door. This element of the proposal is considered to be acceptable in principle as the proportion and original special layout would remain evident.

A surviving feature internally is the architrave around the existing door opening between the living room and stairs at ground floor level. The applicant proposes to remove the "stop" (as the door has already been removed) and line the opening with a timber veneer to match the existing floor. The

architrave is proposed to be retained. Given that the proposed works are reversible no objections are raised to this element of the scheme.

The window that is proposed to be removed on the ground floor rear elevation is unlikely to be an original one as horns were not a feature of multi pane sashes. The windows appeared identical throughout the building and also on the adjoining buildings at nos. 47 and 49 Calthorpe Street, thus the only loss of original historic fabric would be the brickwork below the window cill. The design of the window openings in the area are consistent along the terrace, e.g., 6 over 6 pane arrangement and is considered to be the correct design in the context of the host building. The proposed new french door is considered to be incompatible with the design of the host building and is considered to be unacceptable as it would detract from the visual amenity of the building.

The proposed stairway is also considered to be unacceptable in principle as it would introduce an incongruent feature at the rear and detract from the character and appearance of the listed building. Also details have not been submitted as to how the balcony will be supported which could potentially be invasive and damaging to the fabric of the building.

The proposal would result in the loss of historic fabric, would harm the special architectural and historic interest of the building, and would not serve to preserve or enhance the character and appearance of the conservation area. The development is not in compliance with Camden's Design Guidance or core/development policies located in Camden's LDF.

Amenity

Given that the building is a corner site the proposed new door would be visible from the street, in particular from Pakenham Street and the difference in the appearance of the fenestration will be apparent when seen in the context of the wider terrace, which is considered will detract from the visual amenity of the existing street scene. It is therefore considered that the development would have a detrimental impact on the visual amenity of the building and the wider streetscape and is therefore considered to be unacceptable.

In terms of issues such as loss of light, additional overlooking and loss of privacy no objections are raised.

It should be noted that as the internal works are considered to be appropriate the Council requested that the external elements were omitted from the proposal. The applicant's agent has not responded to date.

Recommendation: Refuse planning permission and listed building consent

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