

Delegated Report	Analysis sheet	Expiry Date:	13/10/2011
	N/A / attached	Consultation Expiry Date:	29/09/2011

Officer	Application Number(s)
Neil McDonald	2011/4209/P

Application Address	Drawing Numbers
14 Doughty Street London WC1N 2PL	See draft decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)
Erection of a rear extension at basement level following demolition of existing extension to single dwelling (Class C3).

Recommendation(s):	Granted
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Application Type:	Full Planning Permission
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Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	16	No. of responses	00	No. of objections	00
			No. electronic	00		

Summary of consultation responses:	Site notice 31/08/2011 – 21/09/2011; Press advert 08/09/2011 – 29/09/2011. No responses received
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CAAC/Local groups* comments: <small>*Please Specify</small>	Bloomsbury CAAC – No response received
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Site Description

The site is a Grade II listed mid terrace Georgian townhouse on the west side of Doughty Street and forms part of the Bloomsbury Conservation Area.

Relevant History

2011/2697/L – Listed Building Consent **GRANTED** 11/08/2011 for erection of a single-storey conservatory at basement level to rear of existing house (Class C3).

An accompanying application for a lawful development certificate (ref No. 2011/2615/P) was

withdrawn when it was confirmed by officers that planning permission would be required as the extension, which would be within a conservation area, would extend beyond a side elevation wall of the original dwellinghouse thereby failing to comply with Class A2(b) Part 1 of the GPDO 1995 (as amended 2008).

Relevant policies

LDF Core Strategy and Development Policies:

CS5 – managing impact of growth, CS14 – high quality places and conserving heritage, DP24 – 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, April 2011.

Assessment

The application is to replace the existing lower ground level rear conservatory with a more contemporary designed aluminium conservatory. No other internal or external alterations are proposed

The form of development is essentially the same as that applied for in connection with the recent Listed Building application and withdrawn Lawful Development Certificate Application, however in the case of those applications the drawings were amended to reduce the depth of the extension to 3.0m from 3.25m. This was in order to comply with one of the necessary criteria for the proposal to be considered as lawful development but is no longer relevant now that the current application is for planning permission. The current application has therefore been submitted reverting back to the original drawing numbers as were submitted for the previous applications showing a 3.25m deep extension.

The existing conservatory is of no historic or architectural merit.

The replacement conservatory would match the footprint of the existing and whilst the overall height would also remain as existing the bulk would increase slightly due to a uniform flat roof being proposed rather than one with two ridges. The predominantly glazed design and its incorporation of a full width rooflight adjacent the main building elevation would allow the historic parts of the building to be clearly recognised and distinguished from the later addition. It is therefore not considered to cause any harm to the character, appearance or significance of the listed building. Whilst strictly speaking, the difference in dimensions between the current proposal and the listed building consent recently granted may require a new listed building consent, there is not considered to be any harm arising from the additional 0.25m depth in listed building terms.

The increase in bulk compared with the existing conservatory would result in an additional 0.5m height at the boundary but given this would be contained between the flank walls of the two existing rear extensions to the neighbouring properties there would be no impact on the adjoining occupiers’ amenities.

The proposal complies with policies CS14, DP24, DP25 and DP26 of the LDF and is recommended for approval.

Recommendation: Grant Planning Permission

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