

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	29/09/2011
		N/A		<b>Consultation Expiry Date:</b>	15/09/2011
<b>Officer</b>			<b>Application Number(s)</b>		
Jennifer Walsh			2011/2972/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
36a Lambs Conduit Street London WC1N 3LJ			Please 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</b>					
P- Erection of two storey extension at rear lower ground and ground floor levels within rear garden in connection with existing residential maisonette in rear wing (Class C3). L- Alterations in association with the erection of two storey extension at rear lower ground and ground floor levels within rear garden in connection with existing maisonette in rear wing (Class C3).					
<b>Recommendation:</b>		Refuse Planning Permission and listed building consent			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	12	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p><b>A site notice was published on 19/08/2011-09/09/2011</b> <b>A advertisement was placed in the Ham and High 25/08/2011-15/09/2011</b></p> <p><b>36 Lambs Conduit Street comments on the application as follows:</b></p> <p>-They wanted to submit comments related to their privacy and the potential impact of this application on their amenities;</p> <p>- The view from the rear of their building, especially from the main, first-floor living area, would be substantially altered by this application. At present, they look out onto old brick and a courtyard garden. If the planning application is accepted without qualification, they will be close to, and directly facing, a modern extension, largely in glass.</p> <p>- If the application were to be granted they would like to see that actions were taken to mitigate against the proposals including concealing the very modern character of the works though the use of plants or foliage;</p> <p>- The privacy could be protected through the use of obscured glazing in the extensions windows.</p>					
CAAC/Local groups comments:	No response has been received from Bloomsbury CAAC					

## Site Description

The property forms one of a terrace of 5 terrace houses dating from 1690-1700. There is a shop to the front ground floor unit of the property fronting Lamb Conduit Street and a rear courtyard with a long side-facing 2 storey wing containing a separate maisonette. Access to the application site is maintained through the front shop unit. Historic maps suggest that this and the adjacent buildings were formerly served by outbuildings and a stable block at the rear. The stable blocks have been lost but some of the outbuildings appear to survive. Some changes have been made and some outbuildings lost which is evident when comparing the historic maps.

## Relevant History

**2009/3007/P:** Certificate of lawful development for existing use of building as part B1 office, part residential (C3 use class) at lower ground floor and ground floor levels. **Refused 13/08/2009**

**2009/4688/P:** Existing use of lower ground floor and ground floor as a mixed use comprising a Class B1 business unit at front part of both floors and a Class C3 non-self contained residential unit at rear part of both floors. **Granted 15/12/2009**

**2011/2050/P:** Change of use from office (Class B1) to an alternative use of either office (Class B1) or retail (Class A1) at ground floor front area. **Granted 29/06/2011**

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

**Camden Planning Guidance 2011**

**London Plan July 2011**

**Bloomsbury Conservation Area Statement**

## Assessment

### Proposal

The proposal is for a two storey extension infilling the end of the rear courtyard between the 2 storey rear wing and the side boundary wall to provide additional accommodation for the rear unit. The outbuildings which survive in the rear garden of No.36 comprise a 2 storey square building along the southern elevation of the garden (which is a different size to those outbuildings shown on historic maps), beyond which is a 2 storey narrower outbuilding which is characterised by 2 windows with bullnose brick sills at ground floor level. Those at first floor level do not appear to have the same sills. None of the windows are considered to be original in either outbuilding. Whilst it would appear that both buildings have been altered, the bullnose brick elevation of the narrower outbuilding is characteristic of its age and use as an outbuilding or part of a stable block and thereby forms part of the significant historic fabric of the listed building.

The proposal seeks to infill the existing rear courtyard by including a two storey extension projecting out from the existing narrower outbuilding across to the northern boundary. The extension is to build up the existing boundary wall to accommodate the first floor element with a small long obscured glazed window serving the proposed living area. Full height glazed doors are proposed to the west elevation which faces the existing main building of 36 Lambs Conduit Street. A large roof light is proposed within the roof of the proposed extension. The extension is therefore proposed to extend 3.2m across to the rear courtyard and 5.2m out from the existing rear elevation. This would result in a structure being located 6.4m away from the rear elevation of the host property.

### Revisions

Revisions have been received through the process of the application. Such alterations include the introduction of a lower terrace and an upper terrace, setting the full height glazed doors back by 1.7m off the rear elevation line. The upper terrace would be accessed off the proposed living room and the lower terrace accessed from the proposed bedroom with steps leading up to the existing courtyard of the property. A canopy overhang would be located over the upper terrace.

### Design

The applicant has been through a process of pre application advice with the Council. At that time, officers encouraged the retention of the side elevation of this rear wing at ground floor level and retention of the bullnose bricks and advised that the whole elevation should remain as an internal wall both in order to retain evidence of the original scale and to retain evidence of its former use. Within the application, this element has been retained through the revised submission. The full height external wall at ground floor level has been preserved to retain the evidence of the scale of the building internally.

However, it is considered that the principle of extending the extension over two floors across to the northern boundary of the site with 38 Lamb's Conduit Street is unacceptable as it would reduce the courtyard and produce an oppressive situation and, through the installation of a two storey rear extension across the whole rear wall, would have a detrimental impact on the setting of the listed building. The applicant's submitted documentation demonstrates that there are many other examples of full width rear extensions along Lamb's Conduit Street. Whilst this information has been taken into account, each case is taken on its own merits and in this instance, it is not considered to outweigh the harm which the two storey full width extension is considered to cause in this location. The erection of a two storey rear addition would result in over-development of the site and unduly enclose the existing courtyard.

Throughout the process of the application, revisions to the proposals have been received. They involve bringing the proposal back by 1.7m to form two terraces, one at lower ground floor and one at upper floor level. Whilst this is proposed to alleviate the concern in relation to the bulk and mass of the proposal, it is not considered that this is achieved as there is still a solid canopy and so the 'built form' of the extension would still be read from upper levels of neighbouring buildings. The proposal is

considered to be a large extension at the rear of the listed building, which would dwarf the original proportions of the building and the existing outbuildings and thus would harm the setting of the listed building. Although it is acknowledged that other backyards are infilled to various degrees in neighbouring properties, they are not all to 2 storeys high and it is considered that the infilling of this courtyard by a bulky extension would also not preserve the character and appearance of the conservation area.

### **Amenity**

To the north of the site, the boundary wall would be increased by approx 1.7m. There is an existing external staircase structure which serves 38 Lamb's Conduit Street and as such it is considered that the habitable windows to this rear elevation are already partially obstructed. Therefore, the proposal is not considered to have a detrimental impact on loss of daylight nor sunlight to the neighbouring properties in this instance.

A long window is proposed to this northern elevation; however this is shown as being obscured glazed and therefore no overlooking would occur from this.

To the western elevation however, it is proposed to have two terraces, one at upper level and one at the lower level. Such terraces would directly face the rear elevation windows of 36 Lamb's Conduit Street which is in separate ownership to the application site of No. 36a. Whilst the majority of the windows serve a staircase to the residential property, there are two windows on the rear elevation at second floor level and third floor level which serve habitable rooms. The window at second floor level of the host property serves a dining room and the applicant have proposed a proposed view from this window within the revised submission documentation. From such drawings, it can be seen that there would be views directly from both the rooms and terraces of the proposed extension at first floor level, whereby the dining room of the host property would be 6.5m away from the proposed terrace and approx 8m from the living room. No additional privacy screens or obscured glazing are proposed for the terrace to prevent any such overlooking. It is considered that this short gap would result in a perceived detrimental impact in relation of overlooking between the two habitable rooms. Whilst it is accepted that the applicant has attempted to decrease such concerns through reducing the depth of the glass doors to 8m between the two windows, overlooking from these windows is considered to still occur in this location. Moreover, the perception of being overlooked from someone standing at the first floor level on the upper terrace would result in a detrimental impact on the amenity of the host property within no 36. Such a depth is considerably below the recommended 18m distance between two habitable rooms to prevent overlooking as stated in the Camden Planning Guidance and therefore, it is not considered to comply with policy in this instance.

**Recommendation: Refuse Planning Permission and Listed Building Consent.**

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