

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	09/02/2011
		N/A / attached	Consultation Expiry Date:	31/1/2011
Officer			Application Number(s)	
Hugh Miller			A: 2010/6244/P B: 2010/6247/L	
Application Address			Drawing Numbers	
14A Calthorpe Street London WC1X 0JS			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
A: 2010/6244/P – Erection of single-storey conservatory extension at rear basement level, including alterations to window at the rear of flat (Class C3).				
B: 2010/6247/L – Internal and external alterations in association with erection of single-storey conservatory extension at rear basement level including alterations to window at the rear of flat (Class C3).				
Recommendation(s):		A: 2010/6244/P – Grant planning permission B: 2010/6247/L – Grant listed building consent		
Application Type:		Full Planning Permission		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				

Consultations

Adjoining Occupiers:	No. notified 15		No. of responses 01 No. Electronic 01		No. of objections 01	
Summary of consultation responses:	<p>Advertised in local press – Ham & High 23/12/2010, expires 13/1/2011</p> <p>Site Notice displayed 23/12/2010, expires 13/1/2011</p> <p><u>Flat -14c Calthorpe Street: Object</u></p> <ul style="list-style-type: none"> ✓ Concerns about the internal alterations and level of work that will be required to create the conservatory at the rear of the property. ✓ Concerns regarding the removal of original features including the existing chimney breast; ✓ Concern that building works will compromise the structural stability of the host building; ✓ Concern that the works could invalidate the insurance policy or at the least significantly increase the premiums due to the level of remedial work that would be required to secure the building. <p>Officer Comment. Refer to paragraph 3.0 below</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><u>Bloomsbury CAAC:</u> At the time of writing no response received.</p>					

Site Description

A basement plus 4-storey terraced property situated on the south side of Calthorpe Street, north of the junction with Gray's In Road and west of Gough Street. The building is converted into self-contained flats. The building is Grade II listed. It is within Bloomsbury Conservation Area.

Relevant History

14B Calthorpe Street

May 2006 LBC Granted - Installation of boiler and flue, internal alterations to kitchen, bathroom and insertion of hallway stud wall; ref. 2006/0775/L

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 heritage / conservation areas

LDF Development Policies

DP22 - Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance: 2006

Section 19: Extensions, alterations and conservatories

Assessment

1.0 Proposal

- ✓ A: 2010/6244/P – Erection of single-storey conservatory extension at rear basement level, including alterations to window at the rear of flat (Class C3).
- ✓ B: 2010/6247/L – Internal and external alterations in association with erection of single-storey conservatory extension at rear basement level including alterations to window at the rear of flat (Class C3).

1.2 The applications have been amended during the course of the application to: **a]** to clarify and show internal openings and **b]** incorporate elevational changes and details of new rear door.

2.0 Design and appearance

Internal alterations

2.1 The proposal concerns the maisonette at lower and upper ground floor levels. There are no remaining features of interest at these levels due to previous works.

Upper ground level:

2.2 At the ground floor level, it is proposed to remove a later partition and boiler cupboard within the rear room, and to form a wider - double door width – opening between the front and rear rooms. These alterations are considered to be satisfactory and would not harm the special interest and plan form at this level of the host building. It is also proposed to form a small fire lobby within the internal hallway; there are no objections to this in principle but it is considered that the scale of the doorway from the hallway into the rear room should be reduced to no more than a door's width, in order to preserve the original room volume and historic layout. The applicant has addressed these issues by way of revised drawings and they are now satisfactory.

Lower ground:

2.3 It is proposed to reinstate a simple square-section balustrade and handrail between the half-landing at ground and the lower ground level which is welcomed. It is considered that this alteration would enhance rather than detract from the special interest of the historic building and therefore, no objection to the replacement structure.

External alteration

2.4 It is also proposed to lengthen the existing rear elevation window opening; this too is not considered to be contentious in principle as the existing window, whilst of an appropriate design, is not original. A small area of brickwork would be removed but this is not considered to be unduly harmful. On site, the applicant indicated that they may revise this detail to form a door. The revised drawing indicated that there would be no widening of the existing opening and therefore on balance, it is considered acceptable.

Conservatory extension

2.5 It is proposed to erect a small, timber-framed conservatory extension at the rear lower ground level, with dimensions of 3.3m depth x 2.0m width x 2.2m height. It would be accessed from an existing doorway and would cover less than half the width of the rear of the host building. Its position, scale, detailed design and materials are not considered to detract from the appearance or special interest of the building. The rear of the terrace of buildings are broadly uniform (contoured bricked areas of retaining walls and access steps into upper rear garden) and there are no extensions of this type; however, it is not considered that the scale or low position of the extension would harm the integrity of the terrace. The actual patio area is not visible from the public realm being screened by adjacent boundary walls and clearly in terms of its design, and setting is considered satisfactory. The extension is barely visible from surrounding properties and will preserve the character of the

conservation area.

3.0 Comments on objection.

- ✓ The proposal does not include the removal of chimney breast nor any original features as noted above.
- ✓ The foundation works required for this lightweight conservatory structure are unlikely to compromise the main building structural stability.
- ✓ The impact on the objector's building insurance is not a material consideration relevant in the assessment of the proposal; as such issues are beyond the scope of the Planning considerations.

4.0 Neighbour amenity

4.1 The conservatory location would ensure no harm to neighbour amenity by way of overlooking or loss of privacy; neither would it cause loss of sun/daylight or impact on neighbours' outlook. The proposed extension would therefore be in compliance with LDF policies CS5 and DP26.

Recommendation: Grant planning permission & listed building consent.

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th February 2011. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>