

Delegated Report		Analysis sheet		Expiry Date:		20/01/2011	
		N/A / attached		Consultation Expiry Date:		06/01/2011	
Officer				Application Number(s)			
Rob Tulloch				2010/6375/P 2010/6378/L			
Application Address				Drawing Numbers			
15 Albert Street London NW1 7LU				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey conservatory at lower ground floor level to existing residential dwelling (Class C3). Erection of a single storey conservatory at lower ground floor level and associated alterations to existing residential dwelling (Class C3).							
Recommendation(s):		Grant Planning Permission Grant Listed Building Consent					
Application Type:		Full Planning Permission Listed Building Consent					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		11 adjoining occupiers were notified and a site notice displayed from 03/12/2010. No responses were received.					
CAAC/Local group comments:		Camden Town CAAC were notified but have yet to comment.					
Site Description							
The site forms part of a terrace of eight houses, nos. 9-23, on the eastern side of Albert Street built c1845. It constructed in yellow stock brick with rusticated stucco ground floors and comprises three storeys plus attic and basement. The house is listed Grade II and lies within the Camden Town Conservation Area.							

Relevant History

2010/3900/P & 2010/3901/L Single storey rear extension at lower ground floor level and associated internal alterations to existing residential dwelling (Class C3). Withdrawn - the amount of new openings at rear ground and basement level were considered to harm the character of the listed building and the applicant was advised to withdraw. The current proposal has reduced the amount of original fabric lost at ground floor level to address these concerns.

2007/3096/P & 2007/3097/L Erection of a mansard roof extension with dormer windows to single family dwellinghouse (Class C3) together with internal alterations. Granted 19/09/2007

2006/0878/P & 2006/1293/L Erection of a mansard roof extension with dormer windows at front and rear of dwellinghouse (Class C3), involving partial demolition of existing roof and third floor bathroom and insertion of bathroom on second floor. Refused 26/05/2006. Appeal dismissed 26/03/2007

Relevant policies

LDF Core Strategy and Development Policies

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 2006

Camden Town Conservation Area Appraisal and Management Strategy

Assessment

The proposal is for the erection of a rear conservatory and associated internal alterations. The main issues are the impact of the changes on the special architectural or historic interest of the building, on the character and appearance of the conservation area and on the amenity of adjoining occupiers.

Revision

The previously withdrawn application featured larger openings in the rear wall at ground and basement level. It was agreed to reduce the size of these opening and the submitted application reduced the amount of original wall lost at ground floor level. The proposal did not meet the Council's concerns over the loss of historic fabric at basement level and the application has been revised to meet this concern.

Heritage considerations

External alterations

The rear of the building comprises four storeys plus attic with an original three storey closet wing. It is proposed to excavate the garden by 800mm to open up the lower floor of the closet wing to the garden. The existing door at the rear of the closet wing would be replaced with french doors and a fanlight measuring 3.3m (h) x 1.6m (w) and opening out onto a new lowered patio. The proposed doors to the closet wing are a simple steel framed design and are not considered to harm the appearance of the listed building.

The closet wing measures 3.8m in depth and it is proposed to erect a single storey frameless conservatory alongside it infilling the gap between the closet wing and boundary wall. It would be a fully glazed enclosure measuring 3.4m (d) x 2.2m (w) with a sloping roof rising to 2.9m above the level

of the lowered patio. It would be set back 400mm from the rear of the closet wing and at its highest be 300mm below the existing garden boundary wall with no. 13 Albert Street.

The replacement door and conservatory comply with the Council's general planning guidance for extensions and alterations and are not considered to harm the character or appearance of the conservation area. The conservatory would be a lightweight addition that would not result in the loss of any historic fabric and would not harm the special interest of the listed building. Therefore the proposal complies with policies DP24, DP25 and CS14 of the LDF.

Internal alterations

At lower ground floor level a partition wall partly separating the kitchen from the dining room would be removed to provide an open plan kitchen and play area. The closet wing would see the removal of parts of its walls, notably part of the flank elevation, to allow better access to the conservatory and for the relocation of a staircase. These alterations do not affect the original plan form and the openings have been reduced to allow the historic envelope and form of the dwelling to be properly read and understood.

At ground floor level, the staircase leading down to the basement is to be relocated to the closet wing and a toilet put in its place underneath the remaining ascending staircase. The toilet would involve the removal of a non-original partition, and the relocation of the basement stairs do not involve the loss of any original fabric and are not considered to harm the original plan form of the building. As such the internal alterations are considered to comply with policies DP25 and CS14 of the LDF.

Amenity

The enlargement of the door to the lower floor of the closet wing is not considered to increase overlooking. The conservatory would be located between the existing closet wing and the boundary wall, and at its highest be 300mm lower than the wall. As such the conservatory is not considered to affect daylight or sunlight to no.13 Albert Street.

Recommendation: Grant Planning Permission & Grant Listed Building Consent

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