

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	23/07/2010
		N/A / attached		Consultation Expiry Date:	09/07/2010
Officer			Application Number(s)		
Rob Tulloch			(i) 2010/2926/P (ii) 2010/2937/L		
Application Address			Drawing Numbers		
3 Chamberlain Street London NW1 8XB			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>(i) Erection of part one/part two-storey rear extension to replace existing one-storey rear extension, erection of a mansard roof and adjoining decked area, excavation to rear to create basement extension, and external and internal alterations associated with change of use from two self contained residential units to a dwelling house (Class C3).</p> <p>(ii) Erection of part one/part two-storey rear extension to replace existing one-storey rear extension, erection of a mansard roof and adjoining decked area, excavation to rear to create basement extension, and external and internal alterations associated with change of use from two self contained residential units to a dwelling house (Class C3).</p>					
Recommendation(s):		Grant Planning Permission Grant Listed Building Consent			
Application Type:		Full Planning Permission Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	01	No. of objections	01
			No. Electronic	01		
Summary of consultation responses:	<p>No. 4 Chamberlain Street object that</p> <ul style="list-style-type: none"> The rear extension would overshadow their kitchen. Affect the water table. Undermine the party wall. Affect the foundations. <p><u>Officer response:</u></p> <ul style="list-style-type: none"> <i>There would be some overshadowing of the kitchen, but this it is not a habitable room.</i> <i>Structural and hydrology issues are covered by the Building Regulations. Even if the party wall with no. 4 is not rebuilt, a party wall agreement will have to be secured, this is a civil matter which is outside the control of planning.</i> 					
CAAC/Local groups comments:	<p>Primrose Hill CAAC object that:</p> <ul style="list-style-type: none"> The proposed dormer is still too large and the glass balustrading out of character. The rear two storey extension is still too high. The basement is subverts the plan of the listed building and the loss of the garden is not sustainable. <p><u>Officer response:</u></p> <ul style="list-style-type: none"> <i>The proposed dormer has been reduced in size after negotiation with the applicant, and the glass balustrading replaced with metal railings. It is now considered to be subordinate to the host building and not harm the special interest of the listed building.</i> <i>The two storey element is considered to comply with the Council's and English Heritage's guidance.</i> <i>The garden basement is an addition which does not alter the original plan form of the existing basement or lead to a significant loss of original fabric. The proposal incorporates a green roofing system which is an improvement as the rear garden is currently paved over.</i> 					
Site Description						
<p>The site is a four storey property which forms part of a Grade II Listed mid-18th Century terrace of 8 houses. It is constructed in yellow stock brick with blue brick bands and stucco dressings. It lies within the Primrose Hill Conservation Area and is covered by an Article 4 Direction.</p>						

Relevant History

2009/5688/P & 2009/5690/L Internal and external additions and alterations including erection of three storey rear extension, excavation to create basement extension, creation of rear third floor terrace with glazed folding doors and flat roof with 5 solar panels, Erection of three storey rear extension, excavation to rear to create basement extension with garden level roof lights, erection of rear roof extension with 5 solar panels to flat roof and creation of terrace with glazed balustrade and folding doors; installation of 4 roof lights to front roof slope, and alterations to front and rear elevations. Withdrawn.

Neighbouring properties

2009/3081/P & 2009/3084/L 12 Chamberlain Street Excavation of a basement under the rear garden of a single dwelling house (Class C3), removal of stairs and installation of a new door and windows in the existing light well, alterations to internal wall and lowering of the existing conservatory floor. Granted 27/10/2009

2009/1248/P & 2009/1256/L 11 Chamberlain Street Construction of a basement gym/exercise room under the rear garden of the single family dwelling house, insertion of new York stone stairs into the front lightwell to be served by a new gate within the existing metal railings and replacement of door at basement level to the front lightwell. Granted 27/07/2009

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

SD9 Resources and energy

B1 General design principles

B3 Alterations and extensions

B6 Listed Buildings

B7 Conservation Areas

N5 Biodiversity

T12- Impact on the Highway

Core Strategy and Development policies

DP6 Lifetime homes and wheelchair homes

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Camden Planning Guidance 2006

Primrose Hill Conservation Area Statement

English heritage – London Terrace Houses 1660-1860

Assessment

Proposal

The proposal is for the conversion of the existing building from two self-contained flats into a single dwelling with various internal and external alterations, including:

- erection of a part one/part two storey rear extension at rear,

- alterations to the roof to include rooflights at the front and the erection of a rear dormer roof extension with inset terrace,
- excavation to create a basement extension, and
- internal alterations to the listed building.

History: This application follows a similar withdrawn scheme. The previous scheme was considered unacceptable due to the height of the three storey rear extension and the design of the roof extension.

Revisions: The current scheme was still considered to be unacceptable due to the bulk and design of the roof extension. This has been further revised and the dormer has been reduced in size and the glass balustrading replaced with metal railings. It is now considered to be acceptable. One of the rooflights to the proposed basement has also been replaced with a pair of sun pipes.

Main considerations

- Loss of housing
- Impact on the character of the listed building and conservation area
- Impact on the amenity of occupiers and neighbours
- Sustainability
- Transport
- Permitted development

Housing

Policy H3 (Protection of existing housing) seeks to resist the net loss of two or more residential units. The proposal is to convert two flats into one larger residential unit, resulting in the net loss of one residential unit, thereby complying with policy H3.

Residential conversions are not normally required to meet all the Lifetime Homes standards, but are expected to address each point and give justification where standards cannot be met. As the proposal is for a conversion of a mid-Victorian house, some of the standards are either inapplicable, such as those addressing car parking, or impractical, such as level approaches. The standards that can be met, as outlined in the design and access statement, relate to the internal layouts and fixtures. The adaptability and accessibility of the dwelling is considered acceptable given the constraints of the building. The proposal would provide reasonably sized rooms and amenity space in line with the Council's Residential Development standards.

Impact on the character of the listed building and conservation area

Roof alterations: The existing building has a shallow pitched roof with two small rooflights in the rear roofslope. It is proposed to install five small (500mm x 500mm) conservation style rooflights to the front roofslope near the roof ridge. The height of the building, the shallow pitch of the roof, and the narrowness of Chamberlain Street mean they would not be visible from the street so are not considered to harm the character and appearance of the conservation area or the listed building.

It is also proposed to erect a dormer style roof extension to the rear roofslope with an inset terrace. The application originally proposed a wider dormer with glass balustrading. It was considered that this was too large and did not sit comfortably within the roofscape. The proposal has been revised and the dormer reduced in width to 2m, with the terrace set back more in order to leave a taller roof apron which would lessen the visual impact of the dormer. The glass balustrading has been replaced with lightweight metal railings which are more in keeping with the character of the property. It is also proposed to install photo-voltaic panels on top of the dormer. Due to their location they would not be seen from the street or neighbouring properties.

The changes, and the fact that the neighbouring properties have roof alterations of varying quality, mean that the proposed dormer is acceptable in terms of its impact on the listed building and conservation area in line with

policies B3 (Alterations and extensions), B6 (Listed buildings) and B7 (Conservation areas).

Rear extension: The existing building has a small single storey half-width extension at the rear. It is proposed to replace this with a part one storey/part two storey extension.

The two storey element would be 150mm wider than the existing extension at 2.25m and 500mm deeper measuring 2.6m. It would be built in brick to match the existing house and feature a single timer sash window. It would measure 6.7m high with a flat roof. This is a change to the withdrawn scheme which was taller and featured a mono-pitched roof. The revised scheme is similar to rear extensions at neighbouring properties such as nos. 2 and 7. It is less than half the width of the rear elevation and the top of the proposed extension is one storey below the eaves level, as such it is subordinate to the host building and complies with the Council's planning guidance for rear extensions and English Heritage's guidance for terraced houses.

The single storey element features a metal framed glazed extension appended to the rear of the two storey extension. This would extend a further 2.4m from the two storey closet wing and would be lightweight and relatively unobtrusive. The modern design would set it apart stylistically from the host building.

Basement: It is proposed to create an excavated basement beneath the rear garden of the property, 7m in length, 4.5m in width and 3m in depth. The house already has accommodation at basement level and the proposal would not result in excavation beneath the footprint of the original building. It is considered that the spatial quality of the original basement rooms would not be harmed and the integrity of the main listed building would not be damaged. The only external manifestation of the basement would be the installation of rooflights and sun pipes. These relatively discrete elements are not considered to harm the appearance of the building.

The applicants have submitted a structural report stating that there will be a minimal loss of existing building fabric and that the structural stability of the house would not be significantly altered. In the garden, the party wall with no. 2 will be underpinned and the party wall with no. 4 will be rebuilt before a reinforced concrete box envelops the new basement. However structural issues are dealt with under the Building regulations. The street is not identified as having been affected by one of the major flood and a site investigation indicates no groundwater at basement level.

Other external alterations: There are some other minor external works of repair and renovation such as replacing the front stairs to the basement, window guards, sill brackets and pipework. These works would not require planning permission, and as some are like for like repairs would not require listed building consent. The works of repair and reinstatement of original features are welcome and would not harm the special interest of the listed building.

Internal alterations: The main internal works are the installation of underfloor heating and radiators, and other works of repair. The internal alterations are relatively minor in nature and not considered to detrimentally affect the special interest of the building.

Impact on the amenity of occupiers and neighbours

The proposed dormer and terrace would face a large commercial unit at 8-12 St Georges Mews. Beyond that are the rear of the other properties of St Georges Mews which are approximately 19m away and largely in commercial use. Due to the number of existing windows at the rear of Chamberlain Street it is not considered that the proposed terrace or dormer would increase overlooking to adjoining occupiers.

The two storey element of the rear extension is not considered to cause a loss of privacy as the only window to the side is at ground floor level, and the rear facing window would look onto the industrial building. As no. 4 lies to the north west, there would be a limited impact on daylight and sunlight to the window closest to extension, but due to the height and depth of the extension this impact is not considered to be significant. Rooflights in the rear garden have potential for light pollution, but the three proposed rooflights are close enough to the rear elevation not to pose a problem. A fourth rooflight was proposed for the rear of the garden, but this has been removed from the proposal and replaced with two sun pipes which have a negligible visual impact.

Concern has been raised about the disruption caused from the creation of a basement, but problems resulting from construction are not planning matters. The Council expects contractors to minimise noise nuisance to local residents and can use its powers under the Control of Pollution Act 1974 to control noise from demolition and construction sites.

Sustainability

The proposed basement is designed to minimise energy use by using high levels of thermal insulation and natural daylighting. Three rooflights positioned between the extension and the party wall with no. 2 would provide daylight to the basement, and sun pipes at the end of the garden would provide further natural light.

The existing garden has been concreted over with the only greenery coming from potted plants. The proposal would reinstate some soft landscaping using a green roof system combining areas of planting and natural stone. Further details are to be required via a condition. Other sustainable measures include the applicant's intention to rebuild the rear boundary walls using reclaimed bricks, and photo-voltaic panels are to be placed on top of the proposed dormer.

Transport

The proposal would see a reduction on the number of residential units and parking demand is considered to be adequately accommodated by the on-street parking available. Due to the scale and kind of the development and likely method of construction a Construction Management Plan is not required to mitigate any adverse impacts. Any occupation of the highway, such as skips or storage of materials, will require a license from Highways Management, which along with existing on-street parking controls should ensure any work would not affect the safety or operation of the public highway.

Permitted Development

The property is already covered by an Article 4 Direction that has removed parts I.1 and II.1 & 3 of the Town and Country Planning General Development Order 1977, which include development within the curtilage of a dwelling house and sundry minor operations.

Recommendation Grant planning Permission and Listed Building Consent

DISCLAIMER

Decision route to be decided by nominated members on Monday 28th June 2010. For further information see

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