

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 26<sup>th</sup> April 2010. For further information see

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

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>27/04/2010</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	09/04/2010
<b>Officer</b>			<b>Application Number(s)</b>	
Elaine Quigley			(i) 2010/1260/P (ii) 2010/1263/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
92 Albert Street London NW1 7NE			See draft decision notices	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
(i) Alterations and additions including the erection of a mansard roof extension and raising of party wall and chimney stacks, excavation to create a rear extension at basement and ground floor level following demolition of two existing single storey rear extensions, installation of staircase in front light well and replacement of front window at lower ground and ground floor levels to single family dwellinghouse (Class C3).				
(ii) Internal and external alterations and additions including the erection of a mansard roof extension and raising of party wall and chimney stacks, excavation to create a rear extension at basement and ground floor level following demolition of two existing single storey rear extensions, installation of staircase in front light well and replacement of front window at lower ground and ground floor levels to single family dwellinghouse (Class C3).				
<b>Recommendation(s):</b>		(i) Grant planning permission subject to conditions (ii) Grant listed building consent subject to conditions		
<b>Application Type:</b>		Full Planning Permission Listed Building Consent		

<b>Conditions:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>09</b>	No. of responses No. Electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	No letters received from neighbouring properties following A/O letters (expired 07/04/2010) and display of site notice (expired 09/04/2010)					
<b>CAAC comments:</b>	<p><b>Camden Square CAAC</b>  No objections to application in principle; however consider that the proposed mansard roof is too high in relation to adjoining property at no. 90 Albert Street. Should be a consistent height of mansard roofs within the terrace as it does much to enhance the character of the conservation area. The abrupt difference in height between no. 92 (application site) and no. 90 would not enhance the significance of the east side of North Albert Street.</p> <p><i>Response: See paragraph 4.3 of assessment section below</i></p>					

## Site Description

The application relates to a Grade II listed mid-terrace house, one of a terrace of 15 dating from c1845 on the east side of Albert Street in the Camden Town conservation area. It is built in yellow stock brick, with rusticated stucco ground floors and associated attached cast-iron railings with tasseled spearhead finials to areas.

## Relevant History

### Application Property:

**8402005** – Planning permission was **granted** on 16/01/1985 for the erection of a 2-storey rear extension. The associated listed building consent was also granted on 16/01/1985 (ref: 8470308).

**8501529** – Planning permission was **granted** on 12/03/1986 for the construction of a single storey rear extension at basement level to provide a bathroom. The associated listed building consent was also granted on 12/03/1986 (ref: 8570305).

**8700078** – Planning permission was **granted** on 11/03/1987 for the external alterations including the installation of a new window and door at basement-level. The associated listed building consent was also granted on 11/03/1987 (ref: 8770018).

**2009/5728/P and 2009/5729/L** – Planning permission and listed building consent were **refused** on 17/02/2010 for alterations and additions including erection of mansard roof extension and raising of party walls and chimney stacks, excavation to create rear extension at basement and ground floor levels, installation of staircase in front light well and replacement of front windows at lower ground and ground floor levels, to dwelling house (Class C3).

### Neighbouring Properties:

**90 Albert Street** – Planning permission was **granted** on 20/08/1998 for the retention of a roof extension and alterations to rear addition by the provision of a glazed pitched roof in association with the refurbishment of a single family dwelling (ref: P9603221R1). The associated listed building consent was also granted on 20/08/1998.

**94 Albert Street** – Planning permission was **refused** on 23/03/2009 for the erection of three storey rear extension (following demolition of existing two storey rear extension), installation of staircase in front basement lightwell and gate in front boundary railings, and conversion of single-family dwellinghouse to two self-contained flats (ref: 2008/1552/P). The associated listed building consent was also refused on 23/03/2009 (ref: 2008/1386/L).

**96 Albert Street** – Planning permission and listed building consent were **granted** on 26/07/1990 for the erection of a roof extension to provide additional residential accommodation to the existing upper maisonette (9003082 and 9070405).

**98 Albert Street** – Planning permission and listed building consent were **granted** on 26/09/2003 for the demolition of existing 2-storey rear extension and replacement with new 2-storey full-width part glazed/part solid rear extension, installation of a new ramp to the rear, alterations to third floor level to provide a larger roof extension, internal alterations including revised location of new lift and alterations to staircases (2003/0488/P and 2003/0489/L).

## **Relevant policies**

### **Replacement Unitary Development Plan 2006**

- SD6 – Amenity for Neighbours and Occupiers
- B1 – General Design Principles
- B3 – Alterations and Extensions
- B6 – Listed Buildings
- B7 – Conservation Areas

### **Camden Planning Guidance 2006**

#### **Camden Town Conservation Area Statement**

### **LDF Core Strategy and Development Policies**

*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.*

*The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration:*

- CS5 – Managing the impact of growth and development
- CS14 - Promoting high quality places and conserving our heritage
- CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity
- CS16 - Improving Camden's health and well-being
  
- DP24 - Securing high quality design
- DP25 - Conserving Camden's heritage
- DP26 - Managing the impact of development on occupiers and neighbours

## Assessment

### 1.0 Proposal

1.1 Planning permission and listed building consent are sought for internal and external alterations including replacement of front windows at the lower ground and ground floor levels, rearrangement of internal access, replacement of the lower ground floor staircase and associated repairs and refurbishment, mansard roof extension including raising of party walls and chimney stacks, new rear extension at basement and ground floor levels with associated rear patio (following demolition of two existing single storey rear extensions) and installation of new staircase in the front light well.

### 2.0 Previously refused scheme

2.1 The current scheme is a resubmission of a previously refused scheme in February 2009 (see planning history above). It seeks to take account of the concerns raised regarding the previous scheme, which was generally considered to be acceptable in planning and listed building terms with the exception of the following items:

- the height of the glazed infill extension to the rear; the size of the large rear dormer; position of the front dormers, and the formation of a double door and removal of the window within the ground floor rear room.

### 3.0 Main changes to current scheme

3.1 The main changes that have been incorporated into the current scheme include:

- reduction in the height of the rear glazed extension from 2-storeys to one storey
- reduction in the size of the dormer window to the rear roof slope to match the scale of the fenestration of the floors below and replacement of door with a window
- the internal double door opening and removal of the rear window have now been omitted from the ground floor rear room

### 4.0 Impact on the character and appearance of the listed building and the conservation area

#### External alterations

- Roof extension

4.1 The application site is one of only two properties within this terrace which are unaltered at roof level. The adjoining property at no. 90 and no. 96 have existing mansard roof extensions with dormer windows. The existing roof of the application property has been re-covered with modern tiles, but retains its historic valley form. It is proposed to form a mansard roof extension with dormer windows. The principle of a mansard roof extension is considered to be acceptable in this location subject to the appropriate detailing.

4.2 Council design guidance states that additional storeys and roof alterations are likely to be acceptable where alterations are architecturally sympathetic to the age and the character of the building and have a similar form to the established pattern of development in the area. The Council's guidance also gives advice on the form, scale, size and positioning of dormer window extensions in relation to the roof area and the windows on the lower levels of the existing building.

4.3 The Camden Square CAAC has raised an objection to the height of the new mansard roof extension in comparison to the lower height of the mansard roof at no. 90. The height and design of the mansard roof at no. 90 is not typical of the street, as it appears to have a hipped first slope and very low hipped second pitch. All of the other mansard roof extensions in Albert Street appear to have a flat central section to the roof and the intermediate ridge between the principle slope and the flat part of the roof is at 1875 –1950mm above the parapet level. Within this particular terrace that is formed by the properties between nos. 90 and 96 there is a mansard extension at no. 96 which has the intermediate ridge set at approximately 1900mm above the front

parapet and the proposed mansard at no. 92 Albert Street has been designed to align with this roof. It should be noted that the mansard is also significantly lower than the brick built roof extension at no. 98 Albert St. Given the variety of roof heights of the mansard roof extensions within the street, the height of the proposed mansard roof is considered acceptable and would not detract from the character or appearance of the street and conservation area.

- Rear dormers

4.4 These have been amended and two, small traditionally detailed dormers are now proposed. This element is now acceptable.

- Front dormers

4.5 The CPG advises that the cills of dormer windows should be located below the front parapet. In this instance the windows are set above the parapet. These cannot be positioned any lower, due to the height of the internal floor level and particularly shallow parapet height. Building up the parapet is not possible without adversely affecting the appearance of the group, so on further consideration, the position of the proposed dormers would be considered acceptable in this case.

- Glazed extension

4.6 There are two non-original extensions to the rear, one is a two storey rendered extension which gives access from the ground floor to the garden, and the other a 1980s single storey brick extension at lower ground level, adjacent to the side elevation of the large rear extension to no. 90 to the south. There are a number of tall brick and some deep, heavily framed conservatory extensions along the remainder of the rear of the terrace. It is proposed to construct a new single storey and a part two storey extension at basement and ground floor levels. The extension would comprise a two storey timber clad element that would provide a new access stair case and a new single storey glazed extension that would form a lower ground floor conservatory. The contemporary detailed design of the two storey timber clad rear extension and the bridge over the patio would not be considered to compromise the special interest of the building

4.7 The glazed extension has been lowered by one storey from the previously refused scheme, and now sits at lower ground level. The detailed design is a simple, frameless glass roof with PPC metal sliding doors. The size, scale, position and detailed design of this part of the extension would now be considered acceptable as it would not impact significantly on the rear elevation of the building.

- Alterations to front elevation

4.8 It is proposed to replace the non-original casement windows at ground and lower ground floor with single glazed timber sliding sashes in a pattern to match the others in the terrace, replace the modern tiled step covering with stone repair defective window hood mouldings, reinstate a metal staircase within the front area (the gate remains), and reinstate railing head and finals where these have broken off. The alterations would be considered acceptable and repairs welcomed.

4.9 The new metal staircase which would be located in the front lightwell would not be visible from the streetscene and would not harm the special interest of the listed building therefore it would be considered to be acceptable.

## **Internal alterations**

- Existing historic features

4.10 Throughout, much of the original decorative fabric has been lost with the exception of the cornices within the hallway and the ground and first floor front rooms, and architraves at this level, which would be retained. There are no original doors in the building. The stair balustrade has been altered; the stick balusters are not

original and the turned ends of the mahogany handrail have been cut off and replaced, so it is proposed to splice replacement ends in to match the original. This is welcomed.

4.11 At ground level it is proposed to reinstate the timber window shutters which have been lost, which is also welcomed. It is also proposed to form a double door opening between the front and rear rooms at first floor level, which will preserve the original room volumes and floor plan by retaining nibs and a downstand. Other minor works of alteration to partitioning at lower ground and second floor level would not have an adverse effect on the building's special interest, and are considered acceptable.

- Ground floor rear room

4.12 The current scheme has been amended from the previous scheme to retain the existing door opening into the rear dining room and retain the rear sash window. These elements would now be considered acceptable as they retain the scale of the room and the original plan form/ room layout and retain the fenestration pattern on the rear elevation that is part of the building's special interest.

- Other alterations

4.13 The basement level plan has been altered from the previous scheme, to accommodate the reconfigured accommodation. A double door width opening between front and rear rooms is now proposed, as is a reconfigured, centralised opening within the rear wall. These elements are considered acceptable in listed building terms.

## **5.0 Amenity**

5.1 The proposal would not have an adverse impact on the amenity of the adjoining residents in terms of loss of daylight, sunlight, outlook or privacy.

5.2 The impact of the proposed rear extension on no.90 would be ameliorated by the existing three storey rear extension at that adjoining property. Although the proposed external staircase from the lower ground floor level to the garden level and the bridge from the ground floor level to garden (over the rear patio) would be close to the shared boundary with no. 94, it would not significantly worsen the impact of the existing house on the residential amenity of no. 94. The proposal is considered to be in accordance with policy SD6.

## **6.0 Conclusion**

6.1 The proposal is considered acceptable in terms of its impact on the special architectural interest of the building and the character and appearance of the wider conservation area. It has a satisfactory relationship with adjoining residential properties and is recommended for approval.