

Delegated Report		Analysis sheet		Expiry Date:	1) 14/12/2009 2) 14/12/2009
		N/A / attached		Consultation Expiry Date:	1) 20/11/2009 2) 20/11/2009
Officer			Application Number(s)		
Jamie Forsman			1) 2009/2564/P 2) 2009/2566/L		
Application Address			Drawing Numbers		
250 Grays Inn Road Kings Road London WC1X 8JR			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1) Replacement of existing roof and internal alterations and part retention of unauthorised rear extension and associated internal works to existing cafe (Class A3). 2) Internal and external alterations associated with the replacement of existing roof and internal alterations and part retention of unauthorised rear extension and associated internal works to existing cafe (Class A3).					
Recommendation(s):		1) Grant Planning Permission 2) Grant Listed Building Consent			
Application Type:		1) Full Planning Permission 2) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	No responses received					
CAAC/Local groups* comments: *Please Specify	<u>Bloomsbury CAAC</u> - comment Some external photographs of the extension are required in order to make an assessment of the impact. Can we please see again? <u>Officer response</u> External photographs were sent to Bloomsbury CAAC on the 10/12/2009. The CAAC were advised that the case officer's recommendation was now minded for approval subject to the receipt of amended plans which overcome design concerns.					
Site Description						
The application site is a small ground floor commercial unit (class A3) which forms part of a row of Grade II listed Georgian terraced townhouse with early 19 th century shop fronts on the east side of Grays Inn Road, close to the junction with Wren Street. The site is within the Bloomsbury Conservation Area.						
Relevant History						
EN/08/0973 18/09/09- LB enforcement notice served breaches of planning control: <ol style="list-style-type: none"> 1) The unauthorised removal of the part width single storey ground floor rear extension 2) The unauthorised erection of the full width single storey rear addition 3) The unauthorised removal of part of the ground floor rear wall and 4) The unauthorised removal of the ground floor rear room chimney breast <p>Requirements that within a period of two months of the Notice taking effect, that;</p> <ol style="list-style-type: none"> 1) The single storey ground floor full width rear addition of 250 Grays Inn Road, London, WC1X 8JR London shall be removed. 2) A part width single storey rear extension with mono-pitched slate or lead roof shall be rebuilt to match the size and location of the extension shown on 'Existing Ground Floor Plan' drawing (ref:1/1 dated 21/08/02) submitted as part of listed building consent application refused on 23/12/2003 ref: LSX0205029 and recent photographs (ref: A-I) enclosed. The facing brickwork shall match the colour, texture, face-bond and pointing of the existing rear wall of the main building as closely as possible. The new windows and doors shall be of timber, single glazed and designed to match the existing first floor rear window. 3) A brick built chimney breast located in the ground floor rear room of the main building, be reconstructed to match the size and location of the chimney breast shown on 'Existing Ground Floor Plan' drawing (ref:1/1 dated 21/08/02) submitted as part of listed building consent application refused on 23/12/2003 ref: LSX0205029 and recent photographs (ref: A-I) enclosed. 4) The ground floor rear wall be reconstructed to match the size, design and location of the wall shown on 'Existing Ground Floor Plan' drawing (ref:1/1 dated 21/08/02) submitted as part of listed building consent application ref: LSX0205029 and recent photographs (ref A-I) enclosed. The wall shall be constructed using second hand stock bricks which match the colour, texture, face-bond and pointing of existing rear wall of the building as closely as possible. The window shall be constructed in timber to match the size and design of the existing first floor rear window as closely as possible. 						
31/03/2009 REFUSED AND ENFORCED - Rebuilding of flat roof to rear extension and minor internal redecoration (2008/5689/L)						

14/11/2008 Demolition and rebuild at rear. (ref: EN08/0973)

08/07/1993 – GRANTED for the Installation of external ventilation duct on rear elevation (ref: 9201088 & 9270170)

23/12/2003 – REFUSED for the retention of existing ventilation ducting and equipment on rear elevation. (Ref: LSX0205029)

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B6 – Listed buildings

B7 – Conservation areas

Camden Planning Guidance 2006

Bloomsbury Conservation Area

Assessment

Introduction: The proposal is for a new rear extension plus internal alterations to address the unauthorised works at the property.

The rear of the building originally contained a part width single storey ground floor rear extension with mono-pitched roof and narrow courtyard. The unauthorised works have resulted in a full width extension which fully encloses the courtyard and an enlarged opening in the rear wall at ground level. The chimney breast in the original ground floor rear room was also demolished.

The proposed works would include removing the existing full width flat roofed extension. A new mono-pitched slate clad part width rear extension would be constructed to match the exact size, position and design of the previously removed extension – except for the internal wall which will not be reinstated. The remainder of the courtyard would be covered with a fully glazed roof lights. The existing opening between the original rear room and the new rear extension would be reduced in size and the chimney breast in the original rear room would be reinserted following its unauthorised removal.

Amended plans were received on the 09/12/2009 in an attempt to overcome design concerns and the proposal now has the support of the Councils urban design officer.

Design: The final scheme has benefited from extensive design consultation with the Councils urban design officer whose comments in relation to specific elements of the works are summarised below.

The rear extension: *The rear extension would allow the form and external appearance of the original part-width rear extension to be reinstated. The remaining glazed section of the roof would allow the original rear extension to still be recognised and appreciated and is therefore considered to preserve the special character of the listed building in this instance. The opening between the extension and original rear room should be reduced in size further to include a greater nib on the left hand side of the opening and a greater downstand. This would allow the historic envelope to be more easily recognised and appreciated. An opening of reduced size as requested above is not considered to harm the special character of the building.*

The amended plans effectively address these concerns and clearly show the reduction of the opening between the two rooms without compromising safe access to the rear area. The urban design officer has been re-consulted and is satisfied with the amended design.

Chimney breast: *The reinstatement of the chimney breast would restore the historic character and form of the interior. A condition should be added to any approval ensuring this is completed in brick and carefully tied to the retained chimney breast on the floor above to preserve the integrity of the breast.*

With regard to the submitted amendments the works are considered to preserve the special character of the grade II listed building and character and appearance of the wider conservation area, through the proposed incorporation of sympathetic design elements and re-instatement of original architectural features and vernacular. The proposal is considered to comply with policies B1, B3, B6 and B7 of the Replacement UDP (2006).

Amenity: The additions and alterations to the existing building will have no adverse impacts upon the privacy or amenities of adjoining occupiers in terms of outlook and access to sunlight/daylight. The proposal is considered to comply with policy SD6 of the replacement UDP.

Other matters: A listed building enforcement notice was issued on the 18/09/2009 under enforcement ref: EN/08/0973. The conditions of the notice are detailed in the history section of this report. The notice required the appellant to comply with the requests by the 30/01/2010 to ensure that the unauthorised works were rectified within an expedient timeframe. This timeframe for compliance is now not achievable and after further discussions with the Planning Enforcement Department it has been agreed to allow the applicant up to 6 months to implement the current planning permission and listed building consent should it be granted. A condition to this effect should be imposed subject to the granting of planning permission and listed building consent.

Recommendation: Grant planning permission and listed building consent.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613