

Delegated Report		Analysis sheet		Expiry Date:		17/03/2008	
		N/A / attached		Consultation Expiry Date:		29/02/2008	
Officer				Application Number(s)			
Sara Whelan				2007/5887/P 2007/5889/L			
Application Address				Drawing Numbers			
6-10 Royal College Street London NW1				Please see draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>P- Erection of 3 x two-storey extensions at the rear of nos. 6, 8 and 10 Royal College Street; the conversion of nos. 6 and 10 into 2 self-contained one bedroom basement flats and 2 three bedroom maisonettes at the upper floor levels; and erection of new staircases in front basement lightwells to nos. 6, 8 and 10.</p> <p>L- Erection of 3 x two-storey extensions at the rear of nos. 6, 8 and 10; erection of new staircases in front basement lightwells to nos. 6, 8 and 10; various external and internal alterations, all in association with the conversion of nos. 6 and 10 into 2 self-contained one bedroom basement flats and 2 three bedroom maisonettes at the upper floors levels.</p>							
Recommendation(s):		Grant LB consent Grant planning permission subject to a Section 106					
Application Type:		Full Planning Permission Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	7	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice erected 8/2/2008 – 29/2/2008 None received					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site includes a row of 3 early 19th Century, Grade II listed, Georgian terrace townhouses. The row forms part of a longer terrace on the east side of Royal College Street. The building's front elevations are in a poor condition, as indicated on the BAR register, nevertheless internally the buildings are in a much better condition than one would expect from their external appearance and have suffered from lack of maintenance and intermittent occupancy only. Internally the buildings retain their original plan form and most of the original joinery, plasterwork and features of interest.

The application buildings do not lie in a Conservation Area.

Relevant History

2007/3912/NEW - Removal and refurbishment of existing boundary railings at front, ground floor level of dwellinghouse – withdrawn (11/01/2008)

2007/3910/INVALID - Erection of new boundary railings at front, ground floor level of dwellinghouse – withdrawn (11/01/2008)

2007/0196/L Erection of new boundary railings at front, ground floor level of dwellinghouse – pending consideration

2007/0195/P Erection of new boundary railings at front, ground floor level of dwellinghouse– pending consideration

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden UDP 2006:

- T3 Pedestrians and Cycling
- T8 Car free housing and car capped housing
- T9 Impact of Parking
- SD1 Quality of life
- B1 General design principles
- B3 Alterations and extensions
- B6 Listed buildings
- H1 New Housing
- H7 lifetime homes
- H8 mix of units

Camden Planning Guidance 2006

PPG15 and English Heritage document 'London terrace houses 1660-1860 -a guide to alterations and extensions'.

Assessment

Introduction

Consent is sought to convert Nos 6 and 10 into a self-contained basement flat and a three bedroom unit from ground to second floor. It is also proposed to erect 3 two storey part width rear extensions at basement and ground floors to all 3 properties and 3 new staircases in the front lightwell to access the basements, plus new front basement windows to Nos 6, 8 and 10. Internally the works include the introduction of new bathrooms and kitchens and the opening between front and rear rooms at varying levels.

Amended plans have been received at the request of the Conservation and Urban Design Officer. These amended plans include internal alterations and reducing a three storey rear extension to two storey rear extension.

Internal alterations and impact upon the Grade II Listed Buildings

Basement;

- The reopening of the front room window is welcomed. No elevation or sections have been submitted. The detailed design can be dealt with by way of condition.
- The spine wall between front and rear room has been constructed of modern brick. As such its removal in no's 6 and 10 would not result in the loss of historic fabric. Given the Councils desire to refurbish the buildings without unduly compromising the buildings interior the introduction of a central bathroom at basement level only is considered acceptable in this instance. A structural report and internal elevations would need to be proved via condition to ensure there are nibs and downstands and to ensure the structural stability of the spine wall on the floors above.
- Chimney breasts and associated fireplaces are important features within rooms. PPG 15 indicates that good chimneypieces are part of the decorative history of a building and often central to the design of a room. The drawings have been amended to omit the works to the chimney breast in no's 6 and 10.

Ground Floor

- Double door openings are considered atypical of buildings of this age and style, amended plans have been received illustrating that the new double doors would replace the existing double doors. This replacement is considered acceptable.

First Floor

- Amended plans have been received showing the retention of cupboards either side of the chimney breast in the front rooms of numbers 6 and 10.
- Amended plans have been received removing the second floor of the rear extensions. Properties 6, 8 and 10 would have a two storey rear extension. The design of the new extension includes a mono-pitched roof which would maintain the character of the area.

Elevations

- The front lightwells are wide enough to include a set of steps and the railings can be successfully adapted without undue harm. Basement stairs are normally accessed from the longer street section of the railings and not the return. The drawings have been amended accordingly. No details of the new gate or stairs have been included. This can be dealt with by way of condition.

General

No door, window services or fire and sound details have been submitted. These can be dealt with by way of condition.

External impact upon the street scene

The proposals mainly deal with internal alterations to the Listed Buildings. The proposed rear extensions would not be visible from the street scene. The proposed reinstatement of windows at basement level and new staircases within the existing lightwells are not considered to result in a prominent form of development within the streetscene and would not harm the appearance of the buildings.

Two storey rear extensions

Three basement and ground floor rear extensions are proposed at the rear of number 6, 8 and 10. The proposed extensions would contravene a 45 degree splay taken from a mid point of existing windows on the rear elevation (at ground floor and basement level). However, the two storey extensions would have a low mono-pitched roof and would be 2.7m deep at ground level. The depth of the ground floor extension and low roof pitch of the proposed rear extension would allow light to be received to the rear basement windows. It is considered that any loss of light which may result to the application properties would be outweighed by the enhancement of the internal living space and new access to the rear amenity space. It is considered that the units would still receive adequate overall light and outlook and only 3 basement rooms are affected in this way. The proposed extensions would have no detrimental impacts upon neighbouring buildings either side of the application site.

There are similar examples in the area of two storey part-width rear extensions. Therefore the proposal is not considered to be out of character or result in a prominent form of development within the area. The extensions are subordinate in size and form to the main buildings.

Alterations to form self contained flats

The proposals seek to create two self contained 1 bedroom flats at basement level in properties 6 and 10. The flats would be accessed from a new staircase at pavement level accommodated within a front lightwell and would have access to a small courtyard/terrace at the rear of the properties. The provision of additional housing is welcomed in terms of addressing the Council's priority land-use (Policy H1). No.8 would be retained as a house and the upper floors to both 6 and 10 would be converted into large maisonettes. Since they involve listed buildings, it is not possible to comply with the provisions of lifetime home standards.

It is not considered that the proposed self contained flats would have any detrimental impacts of noise or disturbance upon the residential accommodation above the proposed flats. The proposed new housing would have adequate daylight and an area of amenity space. The bedrooms and total floor space of the units would be in accordance with Camden Planning Guidance. Three dwellings exist on the application site; the 2 additional residential units should be made car-free through a Section 106 planning obligation. Any planning permission granted would be subject to a S106 agreement stating that the 2 basement flats would be car-free.

Recommendation

Full planning permission and Listed Building consent should be granted subject to conditions.

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