

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		31/10/2007	
		N/A / attached		Consultation Expiry Date:		15.10.07	
Officer				Application Number(s)			
Charles Thuaire				2007/3854/P, 3855/L			
Application Address				Drawing Numbers			
5 Handel Street London WC1N 1PB				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
PP- Erection of a lower ground floor rear extension to flat and installation of new stairs in front basement lightwell. LBC- Erection of a lower ground floor rear extension to flat and installation of new stairs in front basement lightwell and various internal and external alterations							
Recommendation(s):		Grant permission and LB consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	19	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		-					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC object- overdevelopment of largely intact and sensitive site, inappropriateness of design and materials for fine listed house <i>Officer response- extension is single storey and set back from rear wing, is modest and appropriate in size and location in relation to house and site; flat has been considerably altered internally in past and proposed alterations respect historic plan form and fabric.</i> English Heritage- flexi-authorisation.					

Site Description

4 storey plus basement terraced 19thC. property converted into flats, within Bloomsbury conservation area. Listed Grade 2, with prewar full height extension to existing rear closet wing.

Relevant History

None

Relevant policies

S1/2; SD1,6; B1,3,6,7
Bloomsbury CAS, CPG

Assessment

Proposal includes erection of single storey flat-roofed extension at rear of basement flat; replacement of external metal staircase in front basement lightwell; various external and internal alterations to doors, windows, partitions etc.

It has been revised in detail to accord with the conservation officer's concerns.

Issues- impact on historic fabric and setting, impact on appearance of property and character of CA; impact on neighbour amenity.

The rear extension will be single storey, infilling the gap between the side garden wall and rear wing, set back from the wing's rear façade by 1.5m but with a projecting roof fin extending out by 1m on this rear façade. It will project by approx 0.5m above the garden wall along the side and the roof will have a timber decking flush with a large centrally placed rooflight. The rear facade will have sliding glazed doors in aluminium frames and a new stepped access to the raised garden to replace the existing stepped arrangement. The rear wing will have a new small window to provide additional light to the rear room. The existing door/window openings in the rear wing will be retained as glazed openings to the new kitchen extension. The extension is considered appropriate in size and location, set back from the rear wing and thus appearing subordinate in size and bulk to the rear wing as well as the main property. It infills a paved patio area and retains adequate amenity space for the basement flat. It does not obscure any important historic features or fabric. Its simple contemporary design with projecting fin and modern materials (metal/timber/render) is considered acceptable. The small garden is enclosed at the rear by a high wall and is not visible in long views or the public realm and thus the extension will not harm the character/appearance of the conservation area. It should be noted that the other properties in this terrace have a variety of conservatory extensions.

The extension will marginally project above the side party wall, already 2.4m high, and will not materially reduce light or outlook to the adjoining basement flat, given the lack of habitable room windows immediately adjoining the wall. The large central rooflight, originally designed as 3 separate windows, will be flush with the roof by virtue of additional decking added; in principle the roof form is satisfactory subject to detailing, as an alternative to natural timber decking is preferred as a roof covering. The rooflight panel nearest to the main house will be obscure glazed to prevent overlooking and reduce light pollution to the bedroom window of the flat above.

The front basement lightwell staircase will be replaced by a new metal one arranged to sit alongside the main house wall and window which is acceptable as it matches similar staircases in adjoining properties. The front door and side window in the basement will be replaced by simple contemporary versions, again acceptable as there are a number of different styles along this terrace.

Internal alterations include removing some partitions and infilling some openings- generally the historic plan form and character is retained, even though the basement flat has been much altered in the past, and they are acceptable in listed building terms.