

Address:	29 Medburn Street London NW1 1RH		
Application Number:	2006/4890/P	Officer: Conor McDonagh	
Ward:	St Pancras & Somers Town	Case File: N/A	
Date Received: 26/10/2006 Proposal: Erection of a single storey rear extension to single family dwelling house (Grade II listed). Drawing Numbers: Site Location Plan; Access And Design Statement; Roof Lantern Specification; 04 Photo Sheets; Drawing No. 2882/SK/1; 2882/1; 2882/2D (amended); 2882/3			
RECOMMENDATION SUMMARY: Granted			
Related Application?	Yes		
Date of Application:	26/10/2006		
Application Number:	2006/4892/L	Case File: N/A	
Proposal: Erection of a single storey rear extension and internal alterations to single family dwelling house (Grade II listed). Site Location Plan; Access And Design Statement; Roof Lantern Specification; 04 Photo Sheets; Drawing No. 2882/SK/1; 2882/1; 2882/2D (amended); 2882/3			
RECOMMENDATION SUMMARY: Granted			
Applicant: Miss L. Jonson c/o Agent		Agent: F.J Thompson & Co Old Kings Arms 30 Church Street Rickmansworth HERTS WD3 1DJ	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (m ²)
Existing	C3	Dwelling House	116m ²
	Total		116m ²
Proposed	C3	Dwelling House	14m ²
	Total		130m ²

OFFICERS' REPORT

Reason for Referral to Committee:

Members request following Members Briefing.

1. SITE

- 1.1 The site is an end of terrace three storey dwelling house sited to the south of Medburn Street. The terrace, consisting of four similar properties, was built in 1849-52 with all the front elevations being flush and built with yellow London stock brick with rusticated stucco ground floors. The property has never been extended, with the only alterations being to the original windows on the rear elevation which backs onto a 5.8 metre deep garden. The entire boundary of the rear garden is formed by a 2 metre high rendered wall. 26 Medburn Street, further the east in the terrace, has an existing single storey rear extension with roof terrace, covering most of its rear garden.
- 1.2 The whole terrace is Grade II Listed and is within Kings Cross Conservation Area.

THE PROPOSAL

- 2.1 A 3.8 metre deep and 3.6 metre wide single storey extension to the rear of the house is proposed. The extension will have a 3 metre high flat roof with a small parapet wall and a central fanlight. The main facade will have double glazed French doors and have two double hung sash windows on the west elevation, of which one will be re-used from the existing ground floor sash on the existing rear elevation.
- 2.2 Internal alterations include the construction of a new internal stud wall to separate the front and rear ground floor rooms and minor alterations to provide sanitary fittings within the first floor bathroom. The modern window on the first floor rear elevation will be removed and replacement with a double hung timber sash window.
- 2.3 Officers asked for several revisions to be made to the original plan. Amended drawings include a 200 mm reduction in the extensions width, a reduction in height to level the proposed parapet with the top of the band course on the existing house and the original fanlight was reduced in scale so its ridge does not protrude above the top of the parapet.

3. RELEVANT HISTORY

- 3.1 **8670250** Erection of a new side garden wall to flank elevation and the formation of a new opening in the existing garden wall. **Permission Granted** 27/08/1986.

26 Medburn Street

- 3.2 **34897 and HB3004** The erection of a ground floor single-storey rear extension.
Permission Granted 04/11/1982.

4. CONSULTATIONS

Statutory Consultees

- 4.1 None.

Conservation Area Advisory Committee

- 4.2 The **King's Cross Area Advisory Committee (CAAC)** has objected to the original scheme on the following grounds: -

- Objects to the size of the extension being too large.
- Objects to the part loss of the rear garden.

Local Groups

- 4.3 None consulted

4.4 Adjoining Occupiers

<i>Number of Letters Sent</i>	<i>1</i>
<i>Number of responses Received</i>	<i>0</i>
<i>Number in Support</i>	<i>0</i>
<i>Number of Objections</i>	<i>0</i>

- 4.5 A site notice was posted around the boundary of the site on the 12/12/2006 (Expiry 02/01/2007).

5. POLICIES

- 5.1 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.

5.2 Camden Replacement Unitary Development Plan 2006

- S2 Strategic Sustainable Development; (complies);
S7 Strategic Built Environment (complies);
SD6 Amenity for occupiers and neighbours (complies);
B1 General Design principles (complies);
B3 Alterations and extensions (complies);

- B7 Conservation Areas (complies);
- B6 Listed Buildings (complies);

5.3 Camden Planning Guidance 2006

The following sections of the Camden Planning Guidance are of particular relevance to the application:

- P49 – Conservation areas
- P53 – Construction and demolition
- P81 – Extensions, alterations and conservatories
- P109 – Light
- P113 – Listed Buildings
- P121 – Overlooking and Privacy

5.4 Other Supplementary Planning Documents

- English Heritage – London terrace houses 1660-1860 *A guide to alterations and extensions* (February 1996)
- Kings Cross Conservation Area Statement
- PPG 15 Planning and the Historic Environment

6. ASSESSMENT

6.1 The principal considerations material to the determination of this application are summarised as follows:

- Design related issues, the impact upon the conservation area and the listed building.
- Impact on the amenity of neighbouring occupiers
- Sustainability - resources and energy
- Other matters

Design

6.2 Before the merits of the design of this extension are considered, the principal of extending this listed building must firstly be established. PPG 15 states that many listed buildings can sustain some degree of sensitive extension. One of the general principals (C.7) permits modern extensions provided they do not dominate the existing building in either scale, material or situation. English Heritage guidance also permits extensions provided they are subordinate to the host building and policy B6 in the Replacement UDP advocates that permission will be granted for extensions where no harm is caused. Therefore the principal of extending the listed building is acceptable.

6.3 With regard to this extension, given the modest scale it is considered that the development is subservient to the host building and respects the existing features of this historic building's rear elevation. With regard to the construction materials to be used including the stucco render painted white and the two double hung sash windows, these are sympathetic to the host building and will not cause harm to the

special historic interest of the listed building. The use of double glazed French doors at the rear is considered acceptable in this instance as they will serve a modern extension and will not read as part of the original building. It is also considered that the extension will enable the building to return to its original character of a two rooms per floor layout which will serve to enhance the special historic character of the building.

- 6.4 With regard to the dimensions of the extension, amended drawings reducing the extension's width have achieved a 200 mm gap between the west elevation the existing rear door. This has prevented the extension from appearing over dominant in relation to the rear façade of the main building. A reduction in height to level the proposed parapet with the top of the band course on the existing house has respected the important elevation features, such as the landing sash window, and finally the fanlight has been reduced in scale to ensure that its ridge does not protrude above the parapet. Therefore in terms of proportions and design the extension will not dominate the parent building and is considered to preserve the character and appearance of the conservation area.
- 6.5 In considering the acceptability of this proposal it is also important to consider the existing context of this listed terrace. Property number 26 Medburn Street, which is sited further east in the terrace, has had a much larger rear extension approved and built in 1982. This extension predates UDP policy and is noted to be of a size that would not necessarily be supported now. Notwithstanding this the fact that the new extension is subservient enough and complies with UDP policy and Government guidance, a further extension to the terrace is therefore considered acceptable.
- 6.6 The internal alterations including the building of a stud wall at ground floor level and alterations to the bathroom will not harm the original features of the Listed Building and are considered acceptable.
- 6.7 Kings Cross CAAC have objected to the unrevised drawings on grounds that the extension is too large and takes up too much garden space. Officers consider the extension of modest scale and adequately subservient to the host building. It has also been amended to reduce its size. In response to the comment relating to the loss of garden space, the extension will take up less than 50% of the garden space and as such complies with SPG requirements.

Amenity

- 6.8 The height of the extension will protrude by an additional 1 metre above the existing 2 metre high wall on the eastern boundary with no. 28 Medburn Street. Given this situation, the additional impact upon the light and outlook currently enjoyed at this neighbour's habitable room window will be insignificant. The closest ground floor opening at the rear serving this neighbour is a door and the imaginary 45^o line from kitchen window east of this door will not be broken by the proposed extension. The southeast facing orientation of the terrace rear also ensures that this neighbour will not suffer any significant light loss.

- 6.9 In terms of privacy, the existing 2 metre high boundary treatment to the applicant's rear garden will ensure that no overlooking into any neighbouring windows from the proposed extension will occur.
- 6.10 The residual garden space following the construction of the extension will be approximately 28 m² and given that the floor area of the extension 13.5 m² then 52% of garden space will remain. This area of private amenity space exceeds SPG requirements and therefore remains acceptable for the 2 bedroom house it serves.

7. CONCLUSION

- 7.1 This development is considered acceptable, both in terms of its design and impact upon residential amenity. The principal of erecting an extension to most listed buildings, especially residential terraces, is considered acceptable. This is provided the extension is subordinate to the host and the materials used are sympathetic, as is the case with this proposed extension. Permission should therefore be granted as the development will not cause any material harm to the special interest of this Grade II listed building.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

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