

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		24/01/2007	
		N/A / attached		Consultation Expiry Date:		02/01/2007	
Officer				Application Number(s)			
Conor McDonagh				2006/4892/L			
Application Address				Drawing Numbers			
29 Medburn Street London NW1 1RH				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			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date		
Proposal(s)							
Erection of a single storey rear extension and internal alterations to single family dwelling house.							
Recommendation(s):		Grant Listed Building Consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	01	No. of responses	00	No. of objections	00
Summary of consultation responses:		No response received					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Kings Cross CAAC</u> Object: - The extension is too large which will cover too much of the garden and is an inappropriate addition to the Listed building.					

Site Description

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 and all the front elevations are 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. Property number 26 Medburn Street, furtherst east in the terrace, has an existing single storey rear extension with roof terrace, covering most of its rear garden.

The whole terrace is Grade II Listed and is within Kings Cross Conservation Area.

Relevant History

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

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

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.

Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

B6 – Listed Buildings

B7 – Conservation Areas, Character and Appearance

SD6 – Amenity for occupiers and neighbours

Supplementary Planning Guidance 2002

Camden Planning Guidance Consultation Draft 2006

Extensions, alterations and conservatories (page 81), Listed Buildings (Page 113).

Kings Cross Conservation Area Statement

Assessment

Overview

The applicant proposes the following works;

- A 3.8 metre deep single storey extension with a 3 metre high flat roof with a small parapet wall and a central fanlight. Its rear elevation will have double glazed French doors and the proposed east elevation will have two double hung sash windows, of which one will be re-used from the existing ground floor sash on the existing rear elevation.
- Other alterations include the construction of a new internal stud wall to separate the front and rear ground floor rooms, minor alterations to provide sanitary fittings within the first floor bathroom and the removal of the modern window on the first floor rear elevation and replacement with a double hung timber sash window.

The issues that need to be considered as part of this application are the extension's design in terms of its impact upon the special character of the Listed building and the character and appearance of the Conservation Area and its impact upon residential amenity.

Design

Given the modest scale of the proposed extension it is considered that the development is subservient to the host building and respects the existing features of the historic buildings rear elevation. With regard to the construction materials to be used including the stucco painted white and the two double hung sash windows, these are both sympathetic to the host building and will not cause harm to the special historic interest of the listed building. The use of the double glazing in the French doors at the rear are considered acceptable in this instance as they will serve a modern extension and will not read as part of the original building.

Furthermore, the extension will enable the building to return to its original character of a two rooms per floor layout and the restoration of the window serving the bathroom will help enhance the historic character of the building and the appearance Conservation Area as a whole.

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.

With regard to the dimensions of the extension, amended drawings reducing the width have achieved a 200 mm gap to the existing rear door and this has prevented the extension from appearing over dominant to the rear elevation. A reduction in height to level the 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 to ensure that its ridge does not protrude above the parapet. Therefore in terms of proportions and design the extension will preserve the character and appearance of the Conservation Area.

Residential Amenity

With regard to neighbouring amenities, given that the height of the extension will only protrude by an additional 1 metre above the existing 2 metre high wall on the eastern boundary, the impact on the light and outlook currently enjoyed at number 28 Medburn Street will be insignificant. In terms of privacy, the existing boundary treatment to the rear garden will not permit any overlooking into any neighbouring windows from the proposed extension.

The residual garden space following the construction of the extension will be approximately 25 m² and this area of private amenity space remains acceptable for the 2 bedroom house it serves.

Conclusion

Given the modest scale of the extension coupled with its design and the type of construction materials to be used, as well as the minor nature of the internal alterations, it is considered that the development will not harm the special character of the Listed building and will preserve the character and appearance of the Conservation Area.

Listed Building consent should be **granted**.

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