

Member Panel.



Officer: Scott Bailey  
Application Number: PS 98 04<sup>5046</sup>~~165~~  
Address: 12-16 Laystall Street EC1  
Proposal: The ~~provision~~<sup>erection</sup> of a roof extension in connection with the continued B1 use of the property  
Drawing Numbers: 9726-06, 9726-07; 9723-08A; 9726-09; 6539/75; 6539/77; 6539/78; 6539/79; 6539/80; 6539/80A

Recommendation Summary:

FPC

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OFFICER REPORT:

1. SITE

- 1.1 Application refers to a wide four storey plus basement mid-terraced building located on the northern side of Laystall Street.
- 1.2 The immediate vicinity is characterised by B1 uses alongside high density residential property.
- 1.3 To the West, the property is flanked by a four storey building in office use and to the East, No 10 Laystall Street is being converted into B1 office on the basement and rear ground together with three self contained flats in the upper floors. Planning permission was granted for this in May of last year.
- 1.4 To the South, across Laystall Street, lies Cavendish Mansions which is a seven storey high-density Victorian housing block.

2. PROPOSAL

- 2.1 The provision of a roof extension in connection with the continued B1 use of the property.

3. RELEVANT HISTORY

- 3.1 On 4th June, the Council resolved to grant planning permission for the change of use, works of conversion and the erection of a roof extension to provide nine self-contained flats together with the use of the ground floor and part first floor for employment (B1) or retail (A1) or financial and professional services (A2). This was subject to a s. 106 agreement to effect car free development. This has not as yet been signed.
- 3.2 Also, in October of this year, planning permission was granted for the change of use of the third floor from offices

to residential to form two flats together with the provision of a fourth floor roof extension. As yet, this has not been implemented.

#### 4. RELEVANT POLICIES

- 4.1 Emerging plan            EN57 (Roof Extensions)  
                                 EN16 (Alterations to Buildings)  
                                 EN27 (Sunlight and daylight)

#### 5. CONSULTATIONS

Adjoining owners

- 5.1 One representation was received which objected to the roof extension on the grounds that it would have caused loss of light to units in Cavendish Mansions.

#### 6. ASSESSMENT

- 6.1 The main issues for consideration in the determination of this application are: whether the extension would result in loss of light to rooms in Cavendish Mansions and whether the appearance of the extension would be acceptable in design terms.

##### **Loss of light**

- 6.2 The scheme currently before the Council follows the same building line as that agreed by the Council in previous applications. The roof extension would not subtend by an angle of more than 25 degrees in section. On this basis, it is considered that there would be no loss of vertical sky component and the development, if implemented, is not likely to result in an increased sense of enclosure in Laystall Street or loss of light into rooms in Cavendish Mansions. As such, the application would comply with the BRE guidelines on daylight and sunlight and therefore with policy EN27 of the emerging plan.

##### **Appearance of Roof Extension**

- 6.3 It is considered the proposed roof extension is of satisfactory appearance and would not be out of character with the appearance of the building. In any case, it would be so far set back off the front building line, that it is not likely it would be visible from the Street. On this basis, the application is considered to comply with policies EN57 and EN16 of the emerging plan and to Supplementary Planning Guidance.

#### 7. RECOMMENDATION

Conditions

- 01 The Ballustrade shown on drawing 6539/80 shall be so provided and maintained permanently.
- 02 The development shall be constructed in strict accordance with the drawings hereby approved or drawings which are subsequently approved pursuant to conditions which are attached to this planning permission. (CD13)

Reasons

- 01- 02 To safeguard the appearance of the premises and the character of the immediate area. (DD04)