

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		23/06/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>		09/06/2006	
<b>Officer</b>			<b>Application Number(s)</b>				
Grant Leggett			1. 2006/1537/P 2. 2006/1540/L				
<b>Application Address</b>			<b>Drawing Numbers</b>				
100 Albert Street London NW1 7NE			0508/1400; 1001; 1010; 1025; 1110; 1125; PH01; PH02.				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
<ol style="list-style-type: none"> <li>1. Replacement of existing rear conservatory with new conservatory, to dwelling house (Class C3).</li> <li>2. Replacement of existing rear conservatory with new conservatory, to dwelling house (Class C3) and internal alterations at ground and basement floor levels.</li> </ol>							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b> <b>Grant Listed Building Consent</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b> <b>Listed Building Consent</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>23</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		No responses.					
<b>CAAC/Local groups' comments:</b>		Camden Town CAAC. No response.					

## Site Description

The application relates to a three-storey plus basement mid-terrace dwellinghouse (Class C3) situated on the east side of Albert Street. The site is within the Camden Town Conservation Area and the building is Grade II Listed.

## Relevant History

August 1984: Planning permission and listed building consent **granted** for the erection of a roof extension.

May 1979: Planning permission **granted** for demolition of existing ground floor rear extension and construction of a new conservatory.

July 1965: Planning permission **granted** for conversion of the house to a self-contained flat at basement level and a self-contained maisonette, with a ground floor and casement floor rear extension.

## 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 Unitary Development Plan 2000

- EN1 – General environmental protection and improvement
- EN13 – Design of new development
- EN19 – Amenity for neighbours and occupiers
- EN22 – Extensions to existing buildings
- EN31 – Character and appearance of conservation areas
- EN38 – Preservation of listed buildings

Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006

- SD6 – Amenity for occupiers and neighbours
- B1 – General design principles
- B3 – Alterations and extension
- B6 – Listed buildings
- B7 – Conservation areas

Supplementary Planning Guidance 2002

- 2.7 – Extensions and alterations

## Assessment

Planning permission and listed building consent are sought to demolish an existing 1980s conservatory-style rear extension at basement, ground and part first floor level and replace it with a similar timber framed extension.

The proposed extension is of a similar design approach and bulk as the existing extension, but would extend a further 800mm into the garden. It would also be a fully-glazed structure whereas the existing structure has a brick-built undercroft at lower ground floor level. The proposal also involves construction of a small garden store which would be excavated into the lower ground floor terrace.

The proposed extension is little different from the existing in design terms and would be considered an improvement given it would be a slightly updated and modernised design. The extension would not require any additional interventions to the existing fabric of the listed building as all existing openings would be retained as is. The character and appearance of the conservation area and the special character of the listed building would be preserved.

The proposed extension is not considered to harm the residential amenity of any neighbour in terms of loss of daylight, sunlight, outlook or loss of privacy. The small increase in bulk would not cause any significant harm to lighting conditions at neighbouring properties. An existing ground floor balcony/terrace would be deleted but replaced with another on the other side of the site providing garden access from ground floor level. No unreasonable overlooking is expected from this.

The development involves some minor interventions to the basement floor layout with the introduction of a bathroom and kitchenette. The front basement rooms would also be combined to create a single bedroom and the historic staircase reinstated. Interventions at basement level have already removed almost all historic fabric and on balance the proposed works which involve reinstatement of the front basement room and staircase are considered to be improvements. The works are considered to enhance the character of the listed building.

The installation of a bathroom and kitchenette at basement level raises the matter of whether a new flat is being created. Indeed it appears a basement 'granny flat' is being created with its own access to the street via the lightwell, although it is shown that it would not be self-contained. The granny flat therefore does not require planning permission in its own right but an informative note should be added explaining that the flat must be ancillary use only. It should also be noted that there is no existing internal staircase providing access to the basement and the basement unit already shows a level of self-containment. It must also be recognised there is an historic approval (1965) for use of the basement as a flat.

The proposed garden store is acceptable.

## Recommendation

Planning permission and listed building consent should be **granted** subject to conditions.

### Disclaimer

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