

APPENDIX 2

Timothy Schmidt
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318 Studios
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LONDON
W10 5BZ

Application Ref: **2011/3207/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 5809

5 October 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
1 Coptic Street
London
WC1A 1NN

Proposal:

Excavation of enlarged basement level and installation of pavement lights, erection of a single storey ground floor rear extension with terrace above, erection of balcony at second floor rear elevation, rebuilding the existing rear closet wing, modification to chimney stacks, erection of roof extension with associated solar panels and other associated alterations to dwelling house (Class C3).

Drawing Nos: Site location plan; GSA857/PL01.5A; GSA857/PL02A; GSA857/PL03A; GSA857/PL04A; GSA857/PL05A; GSA857/PL06A; GSA857/PL07A; GSA857/PL08A; GSA857/PL09A; GSA857/PL10B; GSA857/PL11A; GSA857/PL12A; GSA857/PL13A; GSA857/PL14A; GSA857/PL15C; GSA857/PL16C; BIA Screening Report (ref: GSA857) dated 25/08/2011; Structural drawings (L25 Rev B; L26 Rev B; PC01-01; PC01-02; SKO1); Basement Structural Statement dated 05.09.2011.

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan; GSA857/PL01.5A; GSA857/PL02A; GSA857/PL03A; GSA857/PL04A; GSA857/PL05A; GSA857/PL06A; GSA857/PL07A; GSA857/PL08A; GSA857/PL09A; GSA857/PL10B; GSA857/PL11A; GSA857/PL12A; GSA857/PL13A; GSA857/PL14A; GSA857/PL15C; GSA857/PL16C; BIA Screening Report (ref: GSA857) dated 25/08/2011; Structural drawings (L25 Rev B; L26 Rev B; PC01-01; PC01-02; SKO1); Basement Structural Statement dated 05.09.2011.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to the commencement of use of the balcony and terrace, details of 1.8 metre high screens, located on the south side of the first floor terrace and second floor balcony hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The screens subsequently erected shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Please be advised that Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 4 Please be advised that Thames Water advise that where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 5 Please be advised that Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ
- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring

buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

8 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CCS1 (Distribution of growth), CS3 (Other highly accessible areas), CS5 (Managing the impact of growth and development), CS9 (Achieving a successful Central London), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP20 (Movement of goods and materials) DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP27 (Basements and lightwells). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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Delegated Report		Analysis sheet		Expiry Date:		05/09/2011	
		N/A / attached		Consultation Expiry Date:		18/08/2011	
Officer				Application Number(s)			
Elizabeth Beaumont				2011/3207/P			
Application Address				Drawing Numbers			
1 Coptic Street London, WC1A 1NN				Please refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Excavation of enlarged basement level and installation of pavement lights, erection of a single storey ground floor rear extension with terrace above, erection of balcony at second floor rear elevation, rebuilding the existing rear closet wing, modification to chimney stacks, erection of roof extension with associated solar panels and other associated alterations to dwelling house (Class C3).							
Recommendation(s):		Grant planning permission subject to a S106 Legal Agreement for a CMP.					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	18	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice erected on the 20/07/2011 allowing comment until 10/08/2011 & press notice displayed on 28/07/2011 allowing comment until 18/08/2011 – no comments received.					
CAAC/Local groups comments:		<p>Thames Water – with regard to sewerage infrastructure we would not have any objection to the above planning application. On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.</p> <p>English Heritage GLAAS - There are no archaeological issues associated with the proposals.</p> <p>Bloomsbury CAAC – no comments received.</p>					
Site Description							
The site is located on the north-west of Coptic Street in the Central London Area. The property is detached and comprises of 4 storeys with a basement and roof terrace. The property is not listed but is located in the Bloomsbury Conservation Area and an identified archaeological priority area.							
Relevant History							
01/12/2008 – p.p. granted (2008/4699/P) for excavations to create a new sub-basement floor and rear extension to existing basement under courtyard, reinstatement of existing blind windows on rear and side elevation, insertion of replacement french doors on ground floor rear and new projecting balcony on 2nd floor rear elevation, modification to chimney stacks at roof level and erection of new stair access structure and							

handrails to roof terrace of dwelling house (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS1 (Distribution of growth)

CS3 (Other highly accessible areas)

CS5 (Managing the impact of growth and development)

CS9 (Achieving a successful Central London)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS19 (Delivering and monitoring the Core Strategy)

Development Policies

DP20 (Movement of goods and materials)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

Camden Planning Guidance 2006 & 2011 (Phase 1)

Bloomsbury Conservation Area Statement

Assessment

Proposal - Planning permission (2008/4699/P) was approved on the 1st December 2008 for excavations to create a new sub-basement floor and rear extension to existing basement under courtyard, reinstatement of existing blind windows on rear and side elevation, insertion of replacement French doors on ground floor rear and new projecting balcony on 2nd floor rear elevation, modification to chimney stacks at roof level and erection of new stair access structure and handrails to roof terrace of dwelling house (Class C3). Permission is now sought for a fresh permission to include;

- Single storey rear extension at ground floor level with terrace above.
- Rebuilding the rear closet wing to match existing.
- Replacement of the roof enclosure/stair enclosure with a flat roofed rear extension with glazed sliding doors on the front elevation and solar panels on the roof.
- Insertion of 2 x windows on the side elevation at ground floor level (north elevation), 1 x timber sash on the first floor on the side elevation (north elevation) & 2 x timber sash windows, 3 smaller opaque glazed windows on the side elevation of the rear closet wing and reinstatement of blind windows on rear and side elevation.
- Insertion of French doors and balcony at second floor level.
- Modification to chimney stacks
- Insertion of pavement lights to the front of the basement.
- Extension to the existing basement level above the courtyard area and lowering of the level of the existing basement by approximately 1.5m to accommodate an indoor swimming pool.

The sub-basement which was approved as part of the previous scheme has been omitted in the current proposal.

Design

Basement - As with the approved scheme (2008/4699/P) the only visible manifestations of the basement extensions are the pavement lights to the front of the property. The pavement lights are a minor alteration that would not harm the character or appearance of the host building or the streetscene. It is therefore considered that the proposed basement extensions would not, from a purely design perspective, have a detrimental impact on the character and appearance of the host building or the wider conservation area. Furthermore in comparison to the previously approved scheme the scale of the basement extensions and excavation is substantially reduced.

Rear elevation – A number of the proposed alterations replicate those previously approved. As with the approved scheme it is proposed to rebuild the existing rear closet wing as part of the scheme. The dimensions, materials and design will replicate the existing. This element of the proposed therefore raises no design issues and is considered acceptable.

Planning permission was previously approved for a balcony with black metal railings on the second floor level on the rear elevation. The current scheme includes this balcony and a terrace on the roof of the ground floor extension with black metal railings. The doors to access the terrace would be constructed from timber to match the existing fenestration and the use of black metal railings is considered acceptable.

The proposed rear extension at ground floor level would be subordinate to the host building in terms of scale and bulk. The addition would not project further than the rear building line of the existing closet wing and would be constructed from materials to match existing with a thin framed metal window. It is considered that the proposed extension would be acceptable and would not harm the character or appearance of the host building or wider conservation.

Fenestration – The proposed addition of a number of timber framed sash windows into the host building on the side and rear elevations does not raise any design concerns. The scale and position of the windows is considered appropriate and the use of timber sashes would replicate the existing fenestration. It is considered that the additional windows would not have a detrimental impact on the character or appearance of the host building or the wider conservation area.

Roof extension - The previous permission (2008/4699/P) included the erection of a new stair structure and to erect a screen around the rear of the existing roof terrace. Permission was also granted to raise the chimney stacks. The alterations to raise the height of the chimney stacks and erection of a screen around the rear of the roof in-between the stacks to enclose the terrace are also proposed as part of this scheme. However the current scheme also includes a roof extension which would infill the rear section of the existing terrace retaining an amenity area to the front of the roof. The height of the extension would be marginally higher than the screen with a flat roof and sliding glazed doors along the front elevation. As the addition is only marginally higher than the approved screens the visual impact would be minimal. The existing building terminated by a strong cornice which is seen as the terminating feature of the façade and any structure above this could be seen as incongruous. However, due to the narrowness of the surrounding streets the proposed roof extension would not be visible except from a section of Great Russell Street and the forecourt of the British Museum. The roof addition was revised during the course of the application to set the addition back by 1.5 metres so as to minimise its impact in this view.

As the roof addition would be at a level one storey higher than surrounding buildings it would generally not even be visible from other properties. It is therefore considered that the proposed roof extension would not have a detrimental impact on the character and appearance of the host building or the wider conservation area.

The proposed solar panels would project slightly (approximately 0.1m) from the roof slope but would not be visible from the wider public realm. It is therefore considered that the additions raise no design concerns.

Basement works - The existing basement level is exposed to the rear with access out onto a courtyard area which is surrounded by a high brick wall. Planning permission was previously approved to extend this basement level across the courtyard area creating a terrace above and the excavation of a sub-basement underneath this level under the entire footprint of the site lowering the basement level by approximately 3.6m. It is now proposed to omit the sub-basement level and only extend the existing basement level into the courtyard area and increase the depth of the level by 1.5m to accommodate an indoor pool. The previous planning permission (2008/4699/P) which includes a sub-basement extension to accommodate a pool has been implemented and excavation has already begun on site.

Since the previous scheme was granted planning permission the Local Development Framework (November 2010) has been adopted which includes policy DP23 (water) and DP27 (Basements and lightwells). Supplementary planning guidance Camden Planning Guidance 4 (Basements) 2011 has also been adopted. Policy DP27 Basements and lightwells of Camden's Local Development Framework requires an assessment of a scheme's impact on local drainage and flooding and on the structural stability of neighbouring properties through its affect on groundwater conditions and ground movement. Accordingly during the course of the application the submission of a Basement Impact Assessment (BIA) screening assessment was requested. The Assessment concludes that in this case a full BIA is not required as the development would not have a detrimental impact on groundwater flow, lands stability or surface flow and flooding. The conclusion of the information provided is considered acceptable, as is the level of information submitted for this application to demonstrate accordance with policies DP23 and DP27.

Structural details of the proposed method of construction and a method statement were also submitted as part

of the application. The statement concludes that the extension to the existing basement level would not have a detrimental impact on the structural stability of the host building or neighbouring properties. Again the level of information submitted is considered to sufficiently demonstrate that policies DP23 and DP27 are met.

Camden Planning Guidance 4 2011 specifies that ideally basement proposals should be no more than a single storey (3.2m) and project under the footprint of the host building. Where basements extend beyond the footprint a gap should be maintained between the basement and the edge of the site and a 0.5m thickness of soil should be maintained above the basement. The existing courtyard at basement level is hard landscaped and is surrounded by a two storey high brick wall and enclosed by neighbouring buildings. The ability for this area to be planted out is therefore limited. However it is considered that as the original planning permission has been implemented and the revised scheme includes a planter for soft landscaping it would be difficult to refuse the scheme on this basis.

Amenity - The proposed ground floor extension is of a small scale and would be set below the boundary wall. It is therefore considered that this element would not have a detrimental impact on the amenity of any neighbouring occupiers or residents.

The proposed basement works would be subterranean and therefore would not harm neighbours' sunlight/daylight, privacy or outlook.

Planning permission (2008/4699/P) was previously approved for a balcony on the first floor on the rear elevation with a condition to require the installation of a privacy screen to prevent overlooking to flats in 1-15 Streatham Street. It is considered that the addition of a similar scale terrace at first floor level would not detrimentally harm the amenity of the neighbouring occupiers and residents in comparison to the existing situation subject to the installation of a privacy screen. A condition is recommended to require the installation of a 1.8m screen on the south side of the terrace at first floor level and the balcony at 2nd floor level

It is considered that the proposed alterations to the roof terrace and the addition of a roof enclosure would have no further impact in terms of loss privacy, sunlight and outlook in comparison to the existing situation.

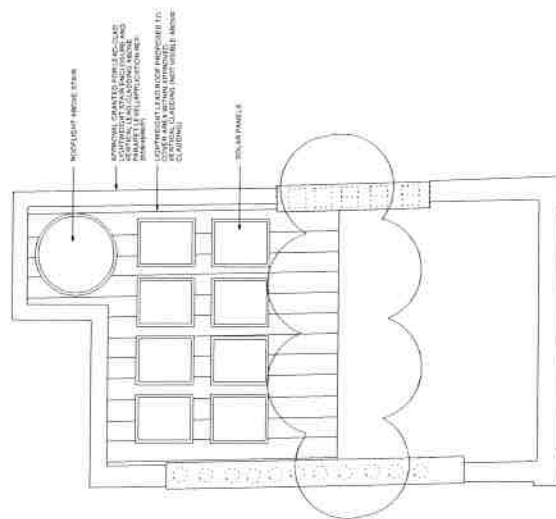
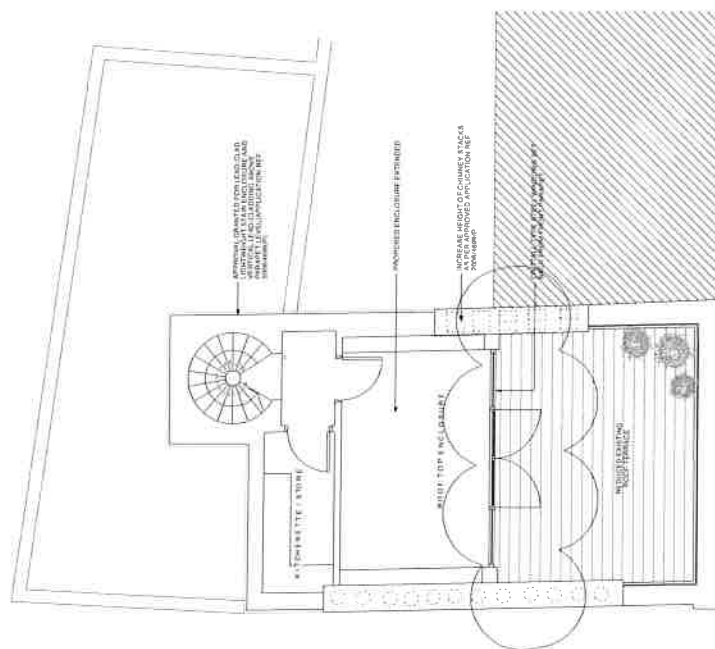
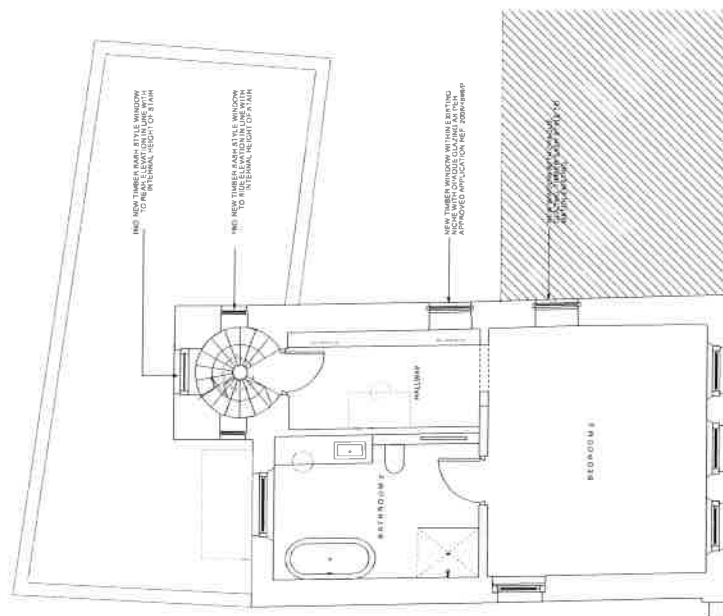
Transport – The previous scheme was approved subject to a S106 legal agreement to require the submission of a Construction Management Plan as Coptic Street is very narrow with little room for construction vehicles to park and there is no access to the rear of the property. It is therefore considered that given the proposed type of development and as the site is highly constrained in terms of transport provision that the submission of a CMP to ensure the work can be fully controlled in terms of the safety and operation of the highway the submission of a construction management plan is appropriate. The CMP would be secured via a S106 Legal Agreement, in line with DP20, DP26, DP27, CS19 and CPG 4 (and draft CPG6 & 8).

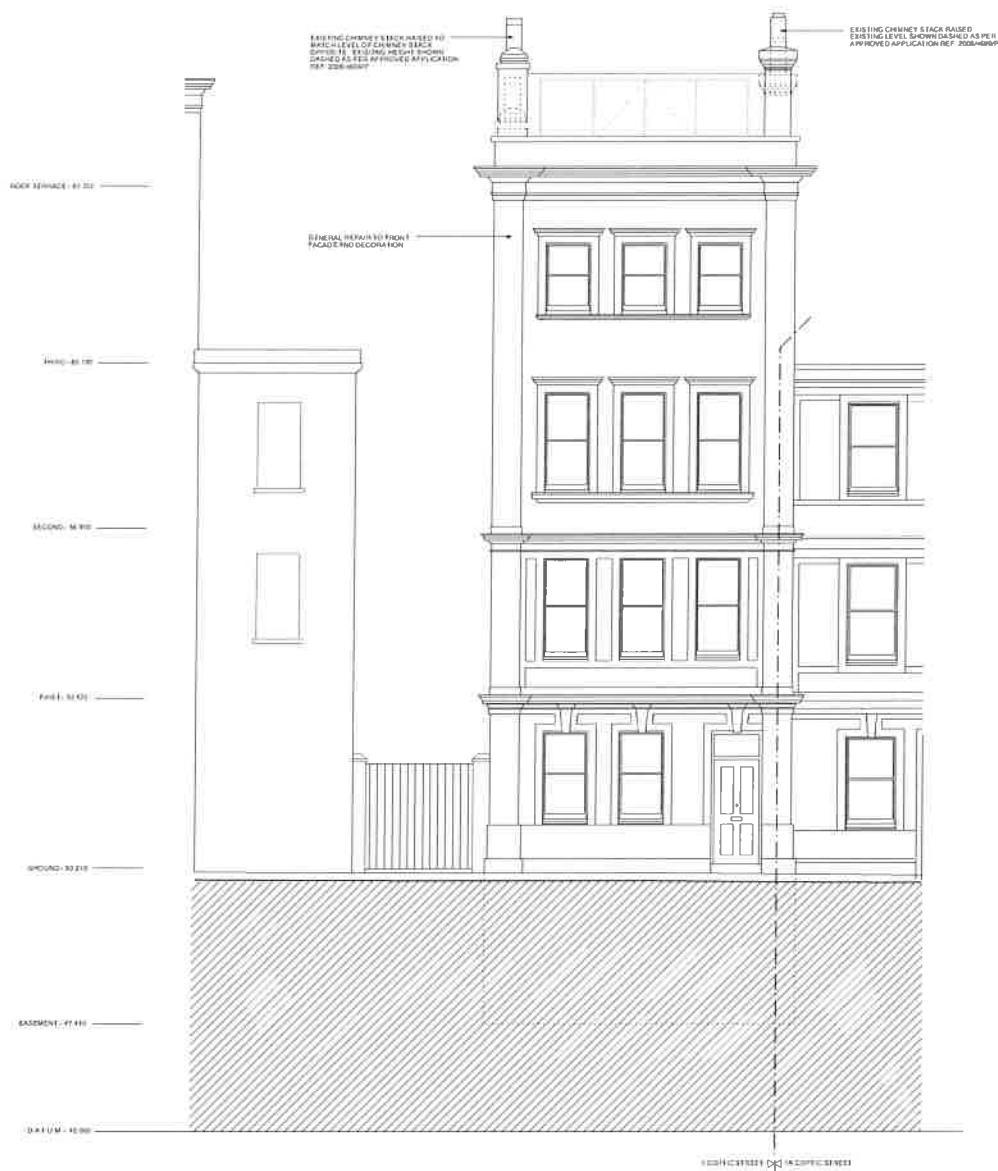
Sustainability – Camden Planning Guidance 3 – Sustainability (2011) expects all new developments to be designed to minimise carbon dioxide emission by being as energy efficient as is feasible and viable. The scheme includes renewable energy technologies in the form of flat solar panels mounted on the roof of the building. It is also proposed to insert a number of new windows into the side and rear elevations of the building in order to make the most out of daylight and to minimise the need for artificial lighting. These measures are considered appropriate.

Recommendation – Grant planning permission subject to a S106 legal agreement for a CMP.

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PROPOSED ELEVATION E-E



GUY STANSFELD ARCHITECTS LIMITED			
Project Name	1 COPTIC STREET	Drawn By	AG
Project Address	PROPOSED FRONT ELEVATION E-E	Date	09.08
Scale	1:50 @ A3	Drawn By	AG
Project Name	1 COPTIC STREET	Date	09.08
Project Address	PROPOSED FRONT ELEVATION E-E	Drawn By	AG
Scale	1:50 @ A3	Date	09.08
Project Name	1 COPTIC STREET	Date	09.08
Project Address	PROPOSED FRONT ELEVATION E-E	Drawn By	AG
Scale	1:50 @ A3	Date	09.08

PLEASE NOTE: — Do not scale, use figured dimensions only. — All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. — This drawing to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.

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