

Delegated Report		Analysis sheet		Expiry Date:		11/07/2014	
		N/A		Consultation Expiry Date:		19/06/2014	
Officer				Application Number(s)			
Tessa Craig				2014/3082/P 2014/3080/L			
Application Address				Drawing Numbers			
50 Doughty Street London WC1N 2JS				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of part roof of rear extension with retractable canopy, replacement of window with door to rear extension, installation of rear planter shelves, and replacement of rear side wooden fence with iron railings.							
Recommendation(s):		Grant Planning Permission Grant Listed Building Consent					
Application Type:		Householder Application Listed Building Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		The proposal was advertised in Ham & High on 29/05/2014 and a site notice was erected on 23/05/2014. No responses were received.					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC- No comment.					

Site Description

50 Doughty Street is a three-storey-plus-mansard town house of 1792. It is grade II listed and makes a positive contribution to the Bloomsbury Conservation Area. The whole terrace is listed, including 48, which is grade I listed, although a substantial timber rear extension containing a lift has been consented at 48-49 under a PPS5 public-good exception.

Relevant History

2013/7346/L - Internal alterations to replace timber staircase between basement and ground floor levels, plus internal alterations at ground, 1st and 2nd floor levels. Granted, 18/12/2013.

2013/4163/L – Listed building consent granted 6 August 2013 for Internal alterations at ground floor level, the formation of an opening between the front and rear rooms, and the re-instatement of a fireplace within the rear room, to dwelling house (Class C3).

2010/1068/L- Erection of a rear extension at first floor level and associated internal alterations to existing dwelling house. Granted, 05/05/2010.

2010/1064/P- Erection of a rear extension at first floor level to existing dwelling house (class C3). Granted, 05/05/2010.

2006/5207/L- Internal and external alterations including removal of part of modern rear extension at ground floor level to form a courtyard in connection with the change of use from office (Class B1) to a single family dwelling house (Class C3). Granted, 05/02/2007.

2006/5086/P- Change of use from office (Class B1) to a single family dwelling house (Class C3) involving removal of part of ground floor extension to form a courtyard. Granted, 02/03/2007.

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage
DP25 Conserving Camden's heritage

Assessment

Proposal

Planning permission and listed building consent is sought for planter boxes to three rear windows at ground, first and second floor level, a glass door and Juliette balcony to be inserted in the courtyard facing the rear elevation, cast iron railing to surround the rear terrace, install a glass balustrade at the edge of the patio space, a retractable canopy to extend off the rear boundary wall, an external wall will be built at the rear of the property and part of the roof of a modern extension will be removed to create a ground floor patio area at the very back of the property which will be covered by the retractable canopy and folding glazed doors will be installed to provide access to the patio.

The proposal has been redesigned since its original submission to retain a rear elevation window (which was to have the cill lowered), remove an herb garden to be built on the side boundary wall and to reduce the height of the existing metal railing to match the proposed railing surrounding the rest of the terrace.

Assessment

Design

The ground floor alterations to the existing extension are considered acceptable. The folding glazed doors will not be visible from outside the property and are therefore acceptable. The planter boxes and cast iron railing are considered sympathetic additions to the property being from materials which match the original property. Details would be required of the proposed French doors and Juliette balcony on the extension; however this can be requested via a condition attached to the decision. The glass balustrade will match neighbouring properties and is attached to the modern part of the building, rather than the historic Georgian part of the property. The proposal is considered acceptable in design terms.

Amenity

The proposal does not create additional overlooking, loss of privacy or loss of daylight beyond the existing situation. There are no concerns in terms of amenity.

Recommendation

The works are considered to preserve the building's special interest, in line with local and national policy and guidance, and approval of planning permission and listed building consent is therefore recommended.