

Delegated Report	Analysis sheet		Expiry Date:	27/02/2014		
	N/A		Consultation Expiry Date:	06/02/2014		
Officer			Application Number(s)			
Sally Shepherd			2013/7866/P			
Application Address			Drawing Numbers			
17 Shorts Gardens London WC2H 9AT			Refer to Draft Decision Notice			
Proposal						
Erection of a single storey rear extension at 2nd floor level to provide additional office space.						
Recommendation(s):	Refuse Planning Permission					
Application Type:	Full Planning Permission					
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	30	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 10/01/2014 to 31/01/2014 A press notice was published from 16/01/2014 to 06/02/2014</p> <p>One objection was received from a tenant at 17 Shorts Gardens:</p> <ul style="list-style-type: none"> • Building works will have a detrimental effect on our business • The building is already filled to capacity and a single storey rear extension would cut off the already limited light to the back of the building <p>One comment was received from a tenant at 17 Shorts Gardens:</p> <ul style="list-style-type: none"> • No objection but provisions will have to be made so that businesses will not suffer disruption 					
CAAC/Local groups comments:	<p>The Covent Garden CAAC objected to the application:</p> <ul style="list-style-type: none"> • This appears to be overdevelopment 					

Site Description

The application site comprises a six-storey (plus basement level) mid-terrace property located on the north-west side of Shorts Gardens near to the junction with Neal's Yard.

The site is not listed but is located in the Seven Dials Conservation Area.

Relevant History

Application site:

8800602 – Planning permission granted on 05/04/1989 for the erection of a new balustrade and cantilevered escape landing at roof level.

9200134 – Planning permission granted on 16/04/1992 for the erection of a new glass roof to lightwell and alterations to a window.

2013/7185/P – Planning permission granted on 07/03/2014 for the erection of a mansard roof extension with front and rear dormer windows.

2014/3410/P – Planning application submitted for variation of condition 3 (approved plans) of planning permission 2013/7185/P dated 07/03/2014 (for the erection of a mansard roof extension with front and rear dormer windows), namely to replace the front mansard windows with folding doors and increase size of rear mansard windows (Not yet determined)

19 Shorts Gardens

8500259 – Planning permission refused on 30/04/1985 for the erection of a residential unit at roof level.

Relevant policies

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance 2011/13

CPG1 (Design) – Chapters, 1, 2, 4

CPG6 (Amenity) – Chapters 1, 6 & 7

Seven Dials Estate Conservation Area Appraisal and Management Strategy 1998

Assessment

Proposal

Planning permission is sought to erect a rear single story extension at second floor level to provide 17.5sqm of office space. The extension would measure 6.2m (d) x 3.4m (w) x 3m (h) and would have three slanted rooflights which would project above the roof of the extension by 33cm.

Assessment

The main planning considerations material to the determination of this application are:

- the visual impact of the proposal on the character and appearance of the host building
- the visual impact of the proposal on the Seven Dials (Covent Garden) Conservation Area
- the impact on the amenities enjoyed by occupiers of the surrounding properties

Visual impact (design)

The rear extension would be one storey in height and would be located at second floor level, three storeys below the existing roof level in an internal courtyard which is completely enclosed and not visible from public views. It would extend to adjoin the rear of no. 2 Neal's Yard and would have three rooflights. The extension would be constructed out of London stock brick to match the existing with a grey felt roof. The extension is considered to be subordinate to the host property and is of a suitable scale. The rear extension is considered to be acceptable in design terms and would have limited impact on the character and appearance of the conservation area, particularly as it would only be visible from private views.

Amenity

The site faces onto a rear courtyard which is completely enclosed by buildings on all sides. The neighbouring property directly to the south-west is no. 15 which is in residential use comprising five residential flats and retail at the ground floor level. Directly opposite the site (north-west) is no. 2 Neal's Yard which is in use as a A1 on the ground floor and retail/therapy rooms on the upper floors. To the north-east is no. 19 Shorts Gardens which has retail (A1) use at ground floor, offices (B1) from first to third floors and a residential unit (C3) at fifth floor level.

The impact of the proposal on residential amenity is the main consideration in this situation and the residential unit at second floor level at no. 15 Shorts Gardens has a rear window and Juliet balcony facing the courtyard. The rear window serves a bedroom and it is likely that the Juliet balcony serves a habitable room. A daylight/sunlight analysis of the impact of the proposal on this rear bedroom window was undertaken by the Council which concluded that the existing daylight access was already below the minimum standard. The proposed extension would result in the residential unit receiving 15% less daylight which would have a negative impact on the amenity of the neighbouring occupiers. However, it is not a significant enough difference to warrant a reason for refusal.

The existing outlook for the residential unit at second floor level is poor due to the enclosed courtyard and the existing first floor extension at no. 17 Shorts Gardens. However, the erection of a second floor extension would significantly increase and exacerbate the sense of enclosure which would have a detrimental impact on the occupiers of the residential units at second and third floor level. Furthermore, the erection of a 3.3m high blank wall would significantly reduce the outlook from the residential units and the proposal is therefore contrary to policy DP26 and is recommended for refusal.

The extension would encompass the existing rear window of no. 2 Neal's Yard. The window serves a treatment room for the Neal's Yard remedies which is not a use class that is protected by the Council's amenity policies and so although the loss of the window would be regrettable, it would not be significant enough as to justify a reason for refusal. The applicant states that the 'right to light' has been purchased from the occupiers at no. 2 Neal's Yard. This is a legal matter between the applicant's and the owner of no. 2 Neal's Yard and would be not a planning consideration.

The extension would have a detrimental impact on outlook and levels of daylight and sunlight to the offices at no. 19 Shorts Gardens. However, as the use is commercial and not residential, the impact is not sufficient enough to warrant a reason for refusal.

Recommendation: Refuse planning permission

