

Delegated Report		Analysis sheet		Expiry Date:		01/05/2014	
		N/A		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Tessa Craig				2014/2181/P 2014/2400/L			
Application Address				Drawing Numbers			
51 Doughty Street London WC1N 2JS				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of rear windows & doors, installation of timber decking, and alterations to rooflights in relation to planning permission (2007/5095/P) dated 22/04/2008.							
Alterations in connection with the replacement of rear windows & doors, installation of timber decking, and alterations to rooflights.							
Recommendation(s):		Grant Approval of Non-material Amendment Grant Listed Building Consent					
Application Type:		Non Material Amendment Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice for the listed building consent was erected on the 09/04/2014 and the proposal was advertised in Ham & High on the 10/04/2014.					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

The site is one of a terrace of 23 houses built between 1792-1809, and is currently used as a single family dwelling. The terraces are flat fronted, multi-coloured stock buildings of 3 storeys with attics and basements. The attics are within slated mansard roofs with dormer windows and the houses are 3 windows wide. No. 51 Doughty Street is grade II listed and is within the Bloomsbury Conservation Area.

Relevant History

06/06/1997 – p.p/LBC granted (PS9704296 & LS9704324) for Change of use from office (Class B1) to residential (Class C3) and internal alterations to provide 1 x 5 bedroom house.

05/06/02 – p.p/LBC granted (PSX0204430& LSX0204431) for Works of external alterations including the replacement of the existing rear window by a patio door, erection of parapet walls and timber decking in association with the formation of a roof terrace at ground floor level, over the roof of the existing rear extension.

23/04/04 – p.p/LBC granted (2004/0516/P & 2004/0517/L) for alterations to dwellinghouse in connection with use of flat roof area at rear first floor level for a roof terrace including replacement of window to provide a door, replacement of rooflights with structural glazing, installation of timber decking, increase in height of parapet walls and new glazed balustrade (alteration to previous planning and listed building consents dated 5th June 2003 (ref: PSX0204430 and LSX0204431).

22/04/2008 – p.p/LBC granted (2007/5095/P & 2007/2100/L) for alterations including replacement windows and doors to the rear of the dwelling, installation of a timber deck, and alterations to roof.

15/04/2009- p.p/LBC granted (2008/3232/P & 2008/3564/L) for addition of two air handling units and associated internal alterations, one to the roof valley and one on the 1st floor terrace of a single dwelling house (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design
CPG6 Amenity

Bloomsbury Conservation Area Statement

Assessment

Proposal

Planning permission is sought for a non-material amendment to permission 2007/5095/P and 2007/2100/L granted on 22/04/2008. The amendments relate to the rear windows and doors at ground and first floor, installation of timber decking at first floor, and alterations to rooflights at first floor.

Original Scheme (2007/5095/P and 2007/2100/L)

The permission granted in 22/04/2008 was for alterations to the dwellinghouse in connection with use of flat roof area at rear first floor level for a roof terrace including replacement of window to provide a door, replacement of rooflights with structural glazing, installation of timber decking, increase in height of parapet walls and new glazed balustrade.

Current Scheme

The current scheme proposes changes to the rear windows and doors, changes to roof terrace including alterations to rooflights and internal reconfiguration.

The ceiling level of the ground floor part width rear part and full width rear projection will be raised, slightly increasing the height of the first floor level roof terrace. The rear terrace will have the existing timber decking replaced with pavers and the two existing rooflights in the roof terrace will be replaced with six equally sized roof lights evenly spaced across the terrace. Doors which open out to the courtyard at the side of the property are to be amended from three panel sliding doors to four panel sliding doors. At the first floor, doors which access the roof terrace will have a revised ceiling height to suit the new level of the roof terrace.

The existing glass balustrades at first floor level which face toward the ground level courtyard are to be replaced. Internally, at basement level a wardrobe is to be replaced at basement level and at the ground floor level a bathroom and cupboard are to be reconfigured. The works originally granted permission has been given effect to as works approved in 2008 have been implemented at second floor level.

Assessment

Section 96A of the Town and Country Planning Act 1990 (as amended) states that: *“In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted”*.

Whilst there is no statutory definition of ‘non-material’, the LPA must be satisfied that the amendment sought is non-material in order to grant an application.

It is considered that the changes listed above would not harm the appearance of the proposed building and would not detract from the appearance of the building or the Conservation Area. The changes are located at the rear of the property and not visible from the street. The changes would be very minor change and are considered acceptable. The conservation officer has raised no objection to the proposed works.

The proposed amendments are considered to be minor in the context of the overall scheme and Conservation Area and do not raise any new issues or alter the substance of the approved scheme. They can be treated as non-material.

The property is a Grade II listed terraced house in the Bloomsbury Conservation Area.

The following comments have been made by the Conservation Officer:

Minor alterations to the approved fenestration and rooflights are proposed within the rear extension area. The sliding doors within the courtyard are proposed to be replaced with leaf doors, within the same opening. The form, design, materials and opening arrangement will not cause harm to the character of this part of the building.

It is also proposed to replace the two rooflight on the flat roof are of the extension with six smaller rooflights. Again this change is not considered to cause harm to the character of this part of the building nor the setting of the listed host building.

The alterations are minor in nature and are considered to comply with the relevant local (CS14 & DP25) and national policies and guidance. Approval is recommended subject to standard conditions CB02, CL01 and CL07.

Recommendation

Grant non-material amendment and listed building consent.