

Delegated Report		Analysis sheet		Expiry Date:		09/01/2014	
		N/A / attached		Consultation Expiry Date:		26/12/2013	
Officer				Application Number(s)			
Fergus Freaney				1) 2013/6870/P 2) 2013/6967/L			
Application Address				Drawing Numbers			
26 John Street London WC1N 2BW				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of existing single storey conservatory with glazed roof and balcony at upper ground floor level (Class C3)							
Recommendation(s):		1) Grant Planning Permission 2) Grant Listed Building Consent					
Application Type:		1) Householder Application 2) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice: 27/11/2013 – 18/12/2013 Press notice: 05/12/2013 – 26/12/2013 No comments received					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC – Object to orangery					

Site Description

This Grade II listed building forms part of a terrace of 7 houses dating from c1800-19. The house is of 4 storeys with a basement and is constructed of yellow and multi coloured stock brick with a stucco band at 1st floor level. The site is located within the Bloomsbury Conservation Area.

Relevant History

2013/2211/L - Internal alterations including relocation of kitchen from lower ground floor to ground floor level, creation of opening in the spine wall, alterations at 3rd floor level and replacement doors to basement lightwell. *Approved 05/07/2013*

2011/4647/L - Submission of details for condition 2 (section and elevation drawings) pursuant to listed building consent dated 15/8/2011 (Ref. 2011/2848/L) for (Erection of rear extension with rooflight at ground floor level following removal of existing conservatory and associated internal alterations including the lowering of ground floor rear window cill to accommodate a new door to dwelling (Class C3)). *Approved 11/11/2011*

2011/2948/P - Erection of rear extension with rooflight at ground floor level following removal of existing conservatory to dwelling (Class C3). *Approved 15/08/2011*

2011/2848/L - Erection of rear extension with rooflight at ground floor level following removal of existing conservatory and associated internal alterations including the lowering of ground floor rear window cill to accommodate a new door to dwelling (Class C3). *Approved 15/08/2011*

2011/2948/P - Erection of rear extension with rooflight at ground floor level following removal of existing conservatory to dwelling (Class C3). *Approved 15/08/2011*

2011/2848/L - Erection of rear extension with rooflight at ground floor level following removal of existing conservatory and associated internal alterations including the lowering of ground floor rear window cill to accommodate a new door to dwelling (Class C3). *Approved 15/08/2011*

2004/1302/P - Removal of additional condition 1 stating that the permission shall be personal to the Collie family during their occupation and shall not enure for the benefit of the land and that on their vacating the premises the conservatory shall be removed, pursuant to listed building consent dated 11th November 1994 (Ref. HB/9470292) for alterations to an existing conservatory at the rear. *Approved 24/05/2004*

9470065 – Listed building consent was refused for the retention of a ground floor rear conservatory extension as shown on A4 size site plan and one unnumbered A3 size drawing showing the rear elevation. *Approved 21/07/1994*

9470292 – Listed building consent was granted for alterations to existing conservatory at the rear as shown on drawing numbers 940811. *Approved 10/11/1994*

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

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011 (CPG1: Design; CPG6: Amenity)

Bloomsbury Conservation Area Statement

NPPF

Assessment

Proposal:

Permission is sought for the replacement of an existing single storey conservatory with a ground level glazed roof and balcony.

The application has been revised from the previous proposal to replace the extension with a similar sized glazed orangery.

Assessment:

The existing conservatory is of little significance to the building and there is no objection in principle to its removal. It dates from prior to the two 1994 applications (photos on an application to remove a condition of 9470292 show the existing conservatory in place) and is of a modern construction with a flimsy plastic sheeting roof.

It is now proposed to simply glaze over the rear lightwell and erect a small balcony adjacent to the rear wall. Historically there was never a conservatory in this place so the principle of removing it and therefore exposing more of the rear elevation is acceptable.

The small balcony would be modest in scale and not significantly alter the perception of the rear elevation as views from the rear would still be possible of the building's façade both above and below it. The glazed roof is to be detailed in a traditional manner using a metal patent glazing system which is appropriate to the age and style of the building.

The jib doors on the rear elevation at ground floor level were approved in the 2011 application and their details have not changed.

Given the nature of the scheme at effective ground level there would be no impact on the amenity of adjoining neighbours.

Recommendation: 1) Grant Planning Permission; 2) Grant Listed Building Consent