

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>14/08/2014</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>21/07/2014</b>	
<b>Officer</b>				<b>Application Numbers</b>			
Olivier Nelson				1) 2014/4085/P & 2) 2013/4254/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
23 Harrington Square London NW1 2JJ				See decision notices			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposals</b>							
1) Erection of single storey rear extension at ground level to residential flat. 2) Internal and external alteration associated with erection of single storey rear extension at ground floor level to residential flat.							
<b>Recommendations:</b>		1) Refuse planning permission 2) Refuse listed building consent					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>35</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. electronic	<b>01</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed from 02/07/2014 to 23/07/2014. A press notice was advertised on 03/07/2014.  One neighbouring property objected to the proposal. In summary, their concerns were: <ul style="list-style-type: none"> <li>Lack of privacy and reduced quality of life;</li> <li>Noise from building works;</li> </ul>					
<b>CAAC comments:</b>		<b>Camden Town CAAC</b> objected to the proposal. In summary the ground of their objection are: <ul style="list-style-type: none"> <li>The proposed Flat 3 has substandard accommodation, even with the extension, being less than 20 square metres. The kitchen and bathroom are virtually cupboards and no loo is shown. The windows in the existing and proposed extension elevations do not fit the plans.</li> <li>We do not think it is right to add an extension to a listed building for such a meagre use. The map of the terrace shows that none of the other houses have extensions.</li> <li>The character of an early Victorian house has been lost.</li> </ul>					

## Site Description

The application site is a Grade II listed five storey mid-terrace property with basement level on the east side of Harrington Square in the Camden Town Conservation Area. The property has been divided into eleven self-contained flats.

The application property is part of Grade II listed Victorian terrace of 10 houses dating 1842-48. Harrington Square was laid out as a planned mid C19 composition, comprising two terraces overlooking a triangular open space, separated from Mornington Crescent Gardens by Hampstead Road. Regrettably this terrace is all that remains of this planned townscape after the World War 2 bomb damage and local authority redevelopment in the 1960's.

Inspection of the interior No 23 Harrington Square reveals that its original historic layout has been altered by an unsympathetic conversion to substandard self-contained studio flats. The original closet wing at the rear has been converted to very small self-contained flats. This caused loss of the original internal proportions and spatial quality of the main rooms.

## Relevant History

### Application property:

9300795 – Planning permission was refused on 24/09/1993 for the erection of a mansard roof extension.

9300796 – Planning permission was granted on 15/10/1993 for the change of use from single family dwelling and works of conversion to provide self-contained dwelling unit in the basement and flat on upper floor and external alterations.

**2013/7288/P- Planning permission was refused on 17/03/2014 for the erection of single storey rear extension at ground level to residential flat.**

**2013/7517/P Listed building consent was refused on 17/03/2014 for internal and external alteration associated with erection of single storey rear extension at ground floor level to residential flat.**

### 24 Harrington Square:

18047R – Planning permission was granted on 25/02/1974 for the erection of a rear bathroom extension to the first floor flat (above the rear wing).

18573 - Planning permission was granted on 20/09/1974 for the erection of a rear extension to the first floor flat to provide a bathroom, and a timber staircase to the garden from this extension.

### 19A Harrington Square:

LE9900247 – Listed building consent were granted on 26/07/1999 for the erection of a single storey extension at basement level with a terrace above (around the rear wing).

### 28 Albert Street:

K12/8/20/HB2602 – Planning permission was granted on 27/05/1981 for the erection of a three-storey rear extension to include a new spiral staircase and roof terrace.

### 32 Albert Street:

2013/5525/P – Planning permission was granted on 19/11/2013 for the erection of part single, part-two storey rear extension following demolition of existing two storey rear extension, replacement of railing and gate to front elevation, internal alterations and erection of outbuilding in rear garden all in connection with existing basement & ground floor flat (Class C3). The associated listed building consent was also granted on 19/11/2013. The approved extension projected 4m from the rear wall and replaced the existing rear addition.

### 34 Albert Street:

2005/4492/P – Planning permission was granted on 16/12/2005 for the erection of a two-storey rear extension to the existing single family dwelling-house (Class C3) at lower ground and ground floor; relocation of existing conservatory to end of rear garden; new access door to lobby at front lower ground level and excavation and landscaping to front garden. The associated listed building consent application (ref: 2005/4493/L) was also granted on 16/12/2005. The approved extension replaced the existing rear extension and projected around 4m beyond the rear wall.

### 72 Oakley Square:

K12/11/A/7905– Planning permission was granted on 18/12/1969 for the erection of an extension at rear of ground and first floors. The approved extension projected around 4m from the rear wall.

## **Relevant policies**

### **National Planning Policy Framework (NPPF) (2012)**

### **London Plan (2011)**

### **LDF Core Strategy and Development Policies (2010)**

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)

DP29 (improving access)

### **Camden Planning Guidance (2011)**

CPG1 (Design) – Sections 2, 3 and 4

CPG2 (Housing) – Section 4

CPG6 (Amenity) – Sections 6 and 7

### **Camden Town Conservation Area and Appraisal and Management Plan (2007)**

Pages: 6, 20-21, 25-26, 29, 41-43 and 44.

## **Assessment**

### **Proposal**

This application differs from the previously refused application (2013/7288/P) in that the proposed extension would be 2m in depth rather than the 3m in depth in the previous application. The height and width of the proposal would be the same as the previous application.

The proposed extension would be in the form of extending the existing rear closet wing to increase the floor space of the ground floor flat by 4.5sqm. The proposed extension would have a depth of 2m, a width of 3.1m and a height of 3.9m with a flat roof with concrete coping.

The proposed extension would be constructed in facing brickwork to match the existing and would have French doors with timber frames.

### **Design and Impact on Conservation Area and Listed building**

Policy CS14 aims to ensure the highest design standards from developments. Policy DP24 states that the Council will require all developments, including alterations and extensions to be of the highest standard of design and respect character, setting, form and scale of the neighbouring properties and character and proportions of the existing building.

Policy DP25 aims to preserve and enhance the borough's listed buildings and states that the Council will only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.

The supporting text in paragraph 3.22 of CPG1 states that the Council will consider the impact of proposals on the historic significance of the building, including its features, such as:

- original and historic materials and architectural features;
- original layout of rooms;
- structural integrity; and
- character and appearance.

With specific reference to 'Rear Extensions' the Camden Town Conservation Area Character Appraisal also states that there are many interesting examples of historic rear elevations and the original historic pattern of the rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character.

The development pattern of Harrington Square and Eversholt Street was historically planned as rows of parallel terrace houses with rear closet wing extensions and long rear gardens. There are some mature trees in the rear gardens, and whilst some of the gardens are untended the space between the terraces of Harrington Square and Eversholt Street has a significant spatial quality with good daylight provision and no overlooking problems to the rear of these terraces to the houses, closet wing extensions, and patios opposite. In this case, the rear garden to the site is sizeable and is for the use of the basement flat and ground floor flat 3.

It is apparent that the original closet wings to this historic terrace were planned to a consistent depth and width, and substantially the original scale and size of closet wings has survived. It is essential that any rear extension respects the special historic and architectural interest of the host building, respect the overall setting of the listed terrace, and preserve the historic pattern and established townscape of Camden Town Conservation Area.

The proposed extension within the context of the development pattern of the Grade II listed terrace on Harrington Square which it forms part of, would appear visually obtrusive and adversely alter the balance of this group of terrace properties at the rear and detrimentally affect the character and appearance of Camden Town Conservation Area.

### **Neighbouring Amenity**

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

The proposal would most affect the rear windows of ground floor flat and basement flat at the host building and rear windows at the ground floor and basement of the adjoining properties at no.24. Even with the reduced depth from the previous application which is now 2 metres deep it is likely that the proposed extension would reduce the daylight to the rear habitable windows of these properties at basement and ground floor levels. The previous application requested a daylight study be submitted with the application to demonstrate the significance of the potential loss of daylight to the neighbouring properties. Also in this application one has not been received, any additional depth to the rear may impact on the daylight amenities of the neighbouring properties. Additionally, the proposal would result in further loss of the outlook to the ground floor and basement flats at the rear of the host building. The windows here are the only source of light to these flats.

The proposal is considered to harm the amenities of the neighbouring properties at the host building

and adjoining site at no.24.

### **Others**

It is noted that the existing floorspace of the rear ground floor flat is 13.7 sqm which is well below the Council's space standards for self-contained units (32sqm). Although the proposal would improve the living conditions of this flat by a fraction this would not be in the interest of the public and would not outweigh the harm to the listed building contrary to the guidance of the NPPF, clause 134.

### **Conclusion**

The proposed extension would extend beyond the established line of neighbouring rear extensions in the same terrace and would not be subservient to the existing building due to its increase depth and bulk as such it would detract from the historic interest of the Grade II listed terrace and harm to the character and appearance of the listed terrace and the wider Conservation Area. The proposed extension would also harm the residential amenities of the neighbouring properties in term of loss of daylight and outlook. The proposed extension is not considered to be in the interest of the public and as such harms the Listed Building.

**Recommendation:** Refuse planning permission and listed building consent.