

Members Briefing Report		Analysis sheet		Expiry Date:		09/04/2014	
		N/A		Consultation Expiry Date:		20/03/2014	
Officer				Application Number(s)			
Sally Shepherd				1. 2014/0813/P 2. 2014/1237/L			
Application Address				Drawing Numbers			
22 John Street London WC1N 2BY				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<ol style="list-style-type: none"> Replacement of existing roof and roof lantern on rear extension, incorporating 5 x integral solar panels and installation of 7 x solar panels on rear extension roof. Internal and external alterations associated with replacement of existing roof and roof lantern on rear extension, incorporating 5 x integral solar panels and installation of 7 x solar panels on rear extension roof. 							
Recommendation(s):		<ol style="list-style-type: none"> Grant Planning Permission Grant Listed Building Consent 					
Application Type:		<ol style="list-style-type: none"> Full Planning Permission Listed Building Consent 					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 26/02/2014 to 19/03/2014 A press notice was published from 27/02/2014 to 20/03/2014</p> <p>One objection was received from 11 Johns Mews: Noise of proposed compressors would be intrusive, given that our bedrooms are located at the rear of our house - Officer's response: please see section 5.1 of assessment below</p> <ul style="list-style-type: none"> Concerned that the roof mounted equipment will produce vibration and effect the party wall - Officer's response: please see section 5.1 of assessment below 					
CAAC/Local groups comments:		<p>The Bloomsbury CAAC objected to the application:</p> <ul style="list-style-type: none"> The proposed installation of the solar panels would have a harmful impact on the listed building special interest due to the their size, number and location Officer's response: please see sections 2.1, 4.1 & 4.2 of assessment below. 					

Site Description

The application site is a four-storey plus basement terraced property located on the west side of John Street. It forms part of a terrace of seven similar houses, all of which are Grade II listed.

The site was extended by way of a mid-late 20th century extension to the rear of the site. The site is in use as an office on the ground and first floors and a residential unit on the second and third floor. The applications relates to the office use on the ground floor.

The site is located in the Bloomsbury Conservation Area.

Relevant History

2005/4126/P & 2005/4128/L – Planning and listed building consent granted on 01/03/2006 for change of use of second and third floors from B1a office to a two bedroom residential unit (Class C3). Installation of 3.No heat pumps at roof level above single storey rear element and new and altered external windows.

PSX0005161 - Planning permission granted on 08/01/2001 for the change of use from Class B1 (office) to class C3 single family dwelling house (residential).

2187 – Planning permission granted on 20/07/1966 for the erection of a single storey building at the rear of No.22 John Street, Camden for use as offices.

7258 – Planning permission granted on 04/11/1969 for the erection of a single storey office extension at the rear of No. 22 John Street, Camden.

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 and 2013

CPG1 (Design)

CPG6 (Amenity)

Bloomsbury Conservation area appraisal and management strategy 2011

Assessment

1. Proposal

1.1 Permission is sought for the following:

- Replacement of existing large glazed lantern with a frameless glazed lantern incorporating five integral PV panels.
- Installation of seven flat-lying solar panels on roof of existing ground floor extension
- Re-roofing of existing rear extension

2. Revisions

2.1 The initial proposal sought to install seven flat solar panels and eight vertical panels to the party wall between nos. 22 and 21 John Street. The panels located on the flank wall were considered to be unacceptable and were removed from the scheme. The 7 flat-lying solar panels were also altered so that they were positioned at a horizontal angle so that they are less visually prominent.

3. Assessment

3.1 The main planning considerations are:

- The impact of the proposal on the special interest of the listed building
- The impact of the proposal on the amenity enjoyed by neighbouring occupiers

4. Design/visual appearance

4.1 The existing lantern measures 13.2m in length, 2m wide and projects 1.2m above the existing flat roof of the rear extension. It is constructed in aluminium framing and is not considered to enhance the character and appearance of the building. The proposed lantern would be smaller than the existing, measuring 12.6m in length, 1.7m wide and would project 0.9m above the existing roof. The proposed lantern would be triple glazed and would incorporate five solar panels within the glazing. The existing lantern is non-historic and replacing it with a smaller lantern is considered to be acceptable, and would not cause harm the significance of the listed building or its surroundings.

4.2 Seven solar panels would be installed on the roof of the extension adjacent to the roof lantern. The solar panels would measure 1m wide, 1.6m in length and would project 0.3m above the roof of the rear extension. The proposed flat-lying solar panels are not considered to be visually obtrusive and the overall appearance is not considered to cause an unacceptable degree of harm to the listed building. The existing roof of the extension would be replaced with materials to match the existing and is considered to be acceptable.

5. Amenity

5.1 Concerns have been raised regarding noise and vibration of the compressors from the occupiers of 11 John Mews which shares a party wall with the application site to the west. The existing AC will be retained as part of the application and will not be relocated. The units were approved under application refs. 2005/4126/P & 2005/4128/L and the noise/vibration was considered to be acceptable, subject to compliance with noise emission conditions. Connecting elements (wire/leads etc) to the existing AC units will however be relocated, although this would have no impact on noise/vibration levels.

5.2 The proposed solar panels and replacement lantern would have no impact on neighbouring residential amenity with regards to daylight/sunlight, outlook or noise and are considered to be acceptable.

6. Recommendation

6.1 Grant Planning Permission

6.2 Grant Listed Building Consent

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th July. For further information please go to www.camden.gov.uk and search for 'members briefing'