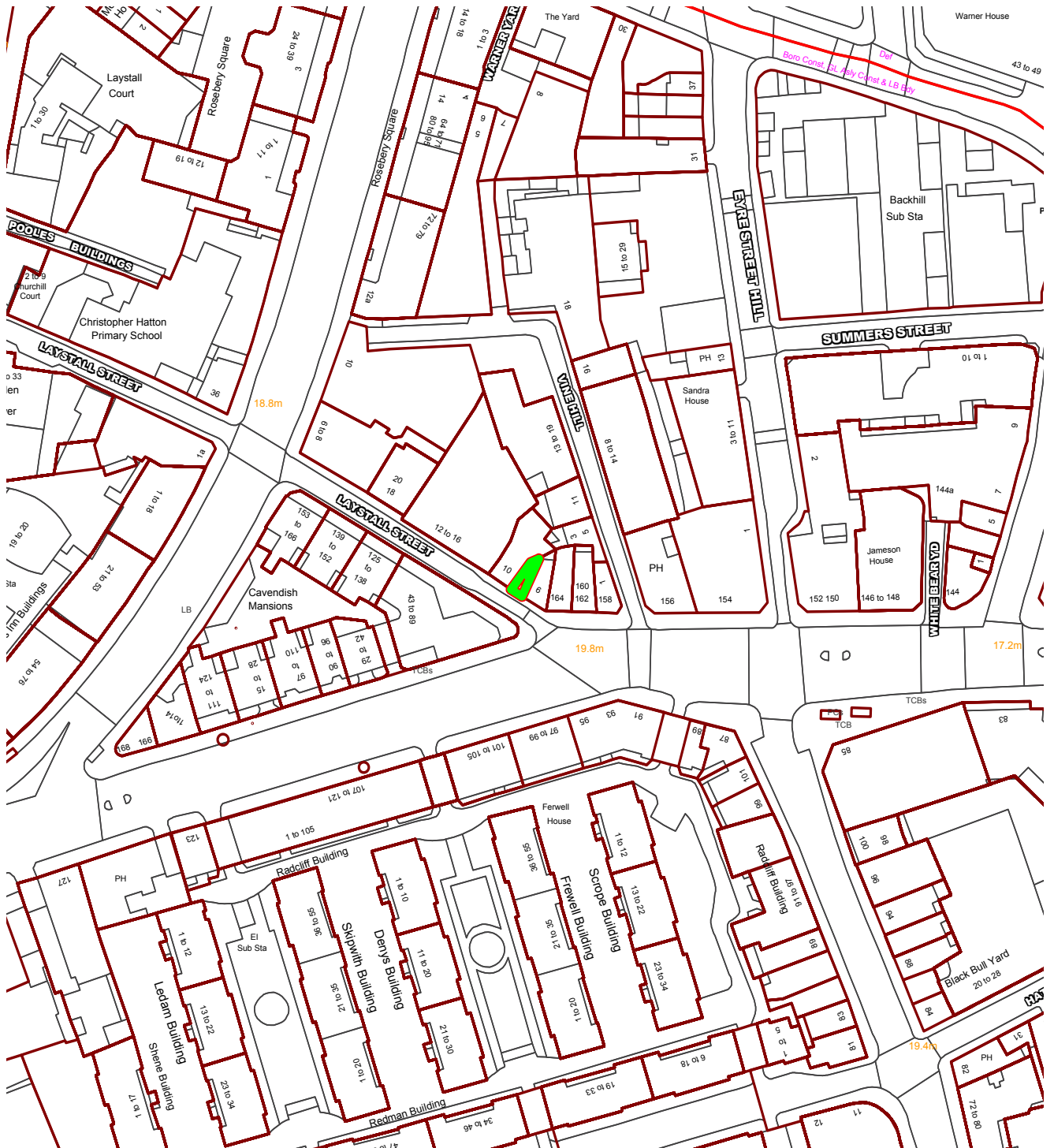


OS Plan – 8 Laystall Street Application Reference 2014/5112/P



Nos. 10, 12-16 No.8 No.6

Photographs



View – front nos. 6, 8, & 10-12 Laystall Street



R/O no.6 Laysytall Street

Buildings in Vine Hill, R/O of application site



View from existing 1st floor terrace



View of & from existing 1st floor terrace

3 – 5 Vine Hill, gap above

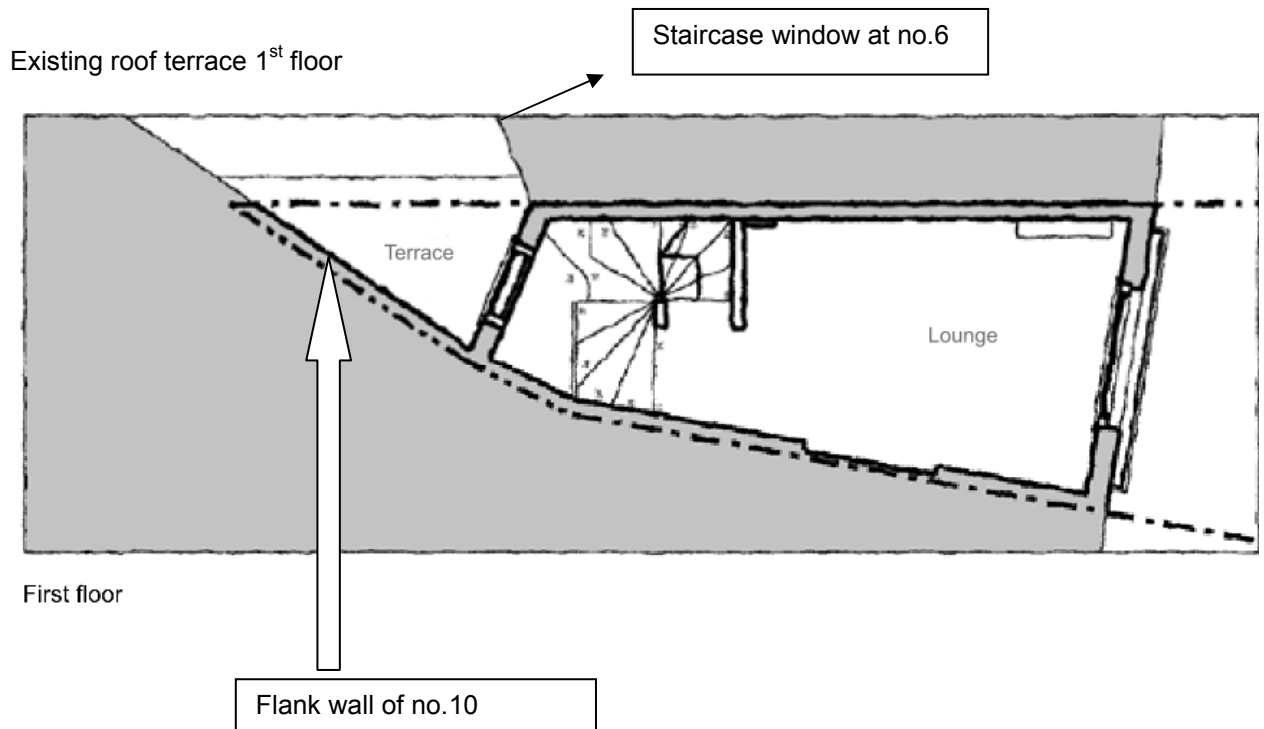


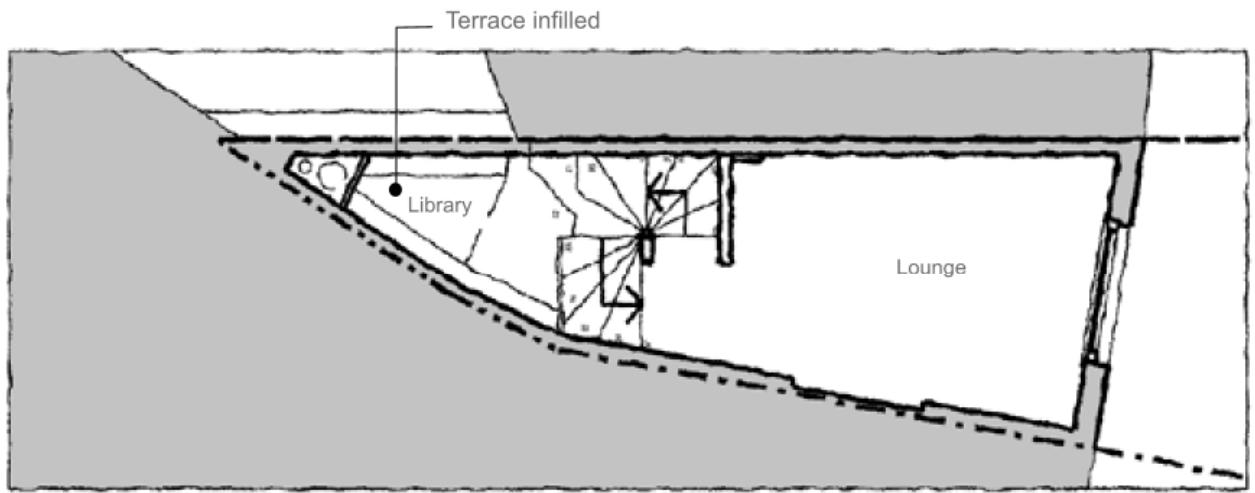
View from rear (Vine Hill)



3-5 Vine Hill – Gap above

Existing & Proposed Shopfront





First floor

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	30/09/2014
		N/A / attached		Consultation Expiry Date:	12/09/2014
Officer			Application Number(s)		
Hugh Miller			2014/5112/P		
Application Address			Drawing Numbers		
8 Laystall Street London EC1R 4PA			See draft decision.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of mansard roof extension plus new roof terrace at third floor level, including infill extension as replacement for roof terrace at rear first floor level; and alterations to front elevation ground floor level to family dwellinghouse.					
Recommendation(s):		Grant planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	03	No. of objections	03
			No. Electronic	03		
Summary of consultation responses:	<p>A site notice was displayed from 27/08/2014 until 17/09/2014. A press notice was placed in the Camden New Journal on 28/08/2014 until 18/09/2014.</p> <p><u>6 Laystall Street</u> – Objection</p> <ol style="list-style-type: none"> 1. Concern that proposed would cause loss of daylight, sunlight, privacy, less ventilation owing to proximity of the infill and new terrace to bedroom, kitchen & toilet stairwell and above our bathroom. <p>Officer Comment: a] The height and depth of the proposed roof extension would ensure no harm to residential occupiers amenity of neighbouring properties; b] the proposed obscure glazed privacy screen would avoid overlooking of the neighbours; c] the 1st floor infill extension abuts the shared boundary with no.10 & would not have any impact on no.6. See paras.3.1-3.3 below.</p> <ol style="list-style-type: none"> 2. Concern about noise nuisance from development works and dirt dust debris falling onto property; also noise disturbance from the new roof terrace. <p>Officer Comment: a] It is acknowledged that development works will cause some limited disturbance to the neighbours, but this is not a material reason to refuse the application. An informative is generally attached to the decision notice reminding the applicant of the hours of operation on the site; b] In this urban setting, the proposed roof terrace obscure glazed privacy screen would ensure minimal harm to neighbour amenity. See paras.3.1-3.3 below.</p> <ol style="list-style-type: none"> 3. Concern that the alterations at the front will alter the character of the street by the manner of design, appearance, layout and materials. More vehicles if more people at no. 8 will reduce parking for other current residents and us and increase traffic. <p>Officer Comment: a] Within the parade, the shopfront design vary but retain the some essential characteristic shopfront elements; see below para. 2.6; b] The application building a single-family dwellinghouse and own-street parking is not a material consideration relevant to the determination of the proposed roof extension.</p> <p><u>162 Clerkenwell Road</u></p> <ol style="list-style-type: none"> 4. Concern that proposed would cause loss of daylight, sunlight, privacy, less ventilation; and noise disturbance from development works. <p>Officer Comment: See comments above.</p>					

	<p><u>164 Clerkenwell Road</u></p> <p>5. Concern about loss of privacy, loss of sunlight and daylight; noise nuisance resulting from building works.</p> <p>Officer Comment: <i>See comments above.</i></p>
<p>CAAC/ comments:</p>	<p>Hatton Garden Conservation Area – No CAAC.</p>

Site Description

The application building comprises a basement + 3-storeys and is within a terrace of buildings 4-stories in height on either side. The building is located on the north side of Laystall St, and north of the junction with Clarkenwell Road; south of Vine Hill.

The property itself was used as commercial premises before conversion to residential and some evidence of a shop front outline remains, which is in keeping with the small retail parade 6-16 Laystall Street. The building is noted as making a positive contribution to the special character and appearance of the conservation area.

Relevant History

September 1996 – PP Granted - Change of use from retail with ancillary storage and residential accommodation to a single dwelling house; ref.P9600968/R1.

June 2002 – PP Granted - Erection of a 3rd floor roof extension, addition of a rear glazed stair enclosure, from ground to 3rd floor; ref. PSX0204386.

Relevant policies

LDF Core Strategy and Development Policies 2010

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 2011/2013

CPG1 (Design): Section 4 - Extensions, alterations and conservatories, Section 5 – Roofs, terraces and balconies

CGP6 (Amenity)

Hatton Garden Conservation Area Appraisal and Management Strategy 1999

The London Plan 2011

NPPF 2012

Assessment

1.0 Proposal

- Erection of mansard type roof extension plus new roof terrace at third floor level, including infill extension as replacement for roof terrace at rear first floor level; and alterations at front elevation ground floor level to family dwellinghouse.

1.1 The key issues are **a]** design and impact on the appearance of the building and the conservation area, **b]** amenity

2.0 Design

Roof extension

2.1 The terraced buildings (8, 10 & 12-16) in Laystall Street vary in design, height and roof form; whilst the buildings in Clerkenwell Road particularly nos.158-164 to the east side of the host building are of similar design, height and provide a consistent rhythm and pattern within the streetscene. No.10 has a mansard roof extension and together with no.8 Laystall Street is lower in height by 1-storey when compared with the buildings on either side (nos.6 & 12-16 Laystall St). At the rear, no.8 is largely enclosed by the projecting flank walls of nos. 6 & 10, also by buildings of varied heights located in Vine Hill, which is rear of the host building.

2.2 The design of the proposed roof extension would be similar to a 'true' mansard type roof form. The roof extension at the front would be faced in natural slate, comprises a single, central dormer timber sash framed window clad in lead. The new double glazed window would be of a size and design to match, but be subordinate to the existing windows below. On the flat roof area above, 2 x new rooflights that projects above the roof surface are proposed and is considered acceptable here owing to not been visible from the public realm also acceptable projection above the roof surface. A vertical glazed rear flank wall and the associated roof terrace plus glazed balustrade on the shared boundary with no.6 completes the alterations. At the front, it would set back from the parapet with a 70 degree pitch in keeping with the Council's CPG roof extension guidelines; and together provide harmony and cohesion with no.10.

2.3 The proposed roof extension would slot into the gap between the neighbouring properties; and would be slightly higher than the mansard at No.10 to account for the existing difference in levels; but the height differences would not be discernable owing to the limited views from the public realm resulting from the screen provided by the much taller neighbouring buildings that semi-enclosed no.8 as noted above. The Council's planning records showed a less sympathetic approved (2002) mansard roof for the premises (See D&AS). The front elevation comprises sliding double doors set within a mansard window design and include balustrade but excludes front roof terrace. In the current context, it is considered that the proposed extension would complement rather than detract from the appearance of the host building or the terrace of which it forms part and is considered acceptable.

Infill extension -1st floor level rear

2.4 The small shady triangular rear terrace (1st floor level) measure approximately 2.0sqm is largely enclosed by the east flank wall of no.10. It would be infilled from first floor level up to second floor to create more internal space. In terms of design, scale & proportions the proposed infill extension is considered satisfactory as it would not have any harm to the appearance of the building.

Roof terrace:

2.5 Nos. 12-16 has a roof terrace, but roof terraces are not characteristic of the neighbouring buildings. Nevertheless, in this location, the proposed roof terrace is considered acceptable owing to its setting not visible from the public realm.

Alterations to front elevation – Ground floor level

2.6 Although the building has residential use, its existing frontage retains some shopfront characteristics (stallriser, transom, mullion & transom light) in keeping with the small retail parade. At ground level, a replacement frontage comprising shopfront characteristics as noted above is proposed. A low-level window would be introduced above a low solid stallriser, to allow for light, ventilation and a view out of the bedroom at basement floor level. The proposed alterations are not considered to impact negatively on the appearance of the building or the streetscape and are acceptable.

2.7 The proposed extensions and alterations would not harm the appearance of the host building or the character and appearance of the conservation area and are in compliance with LDF policies DP24, DP25 and CPG guidelines

3.0 Amenity

3.1 The rear windows to the buildings are orientated due north. There are no windows in the east flank wall of no.10. The proposed roof extension largely set between the nos. 6 & 10 and is not considered to harm amenity in terms of outlook, or loss of sun/daylight and the proposed would comply with DP26 and CPG guidelines.

3.2 On the east side, it is proposed to erect obscured glazed privacy screen on the shared boundary with no.6 and the proposed roof terrace. At approximately 3.0m length and 1.75m height it is considered that no harm to occupiers' amenity by means of outlook or privacy would occur and the proposed would comply with DP26 and CPG guidelines.

3.3 At the 2nd floor level rear, it is proposed to install an obscured glazed window in the flank wall; and together with the acute angle of view would not have negative impact on amenity and is considered acceptable. The proposal complies with DP26.

Recommendation: Grant planning permission.

DISCLAIMER: Decision route to be decided by nominated members on 17th November 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr. Joe Wright
Joe Wright Architects
14 Manchester Road
London
N15 6HP

Application Ref: **2014/5112/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

10 November 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Laystall Street
London
EC1R 4PA

DECISION

Proposal:

Erection of mansard roof extension plus new roof terrace at third floor level, including infill extension as replacement for roof terrace at rear first floor level; and alterations to front elevation ground floor level to family dwellinghouse.

Drawing Nos: Location plan; 1303-01_PL001; 1303-01_PL_002; 1303-01_PL_003; 1303-01_PL_101_RevA; 1303-01_PL_102_RevA
1303-01_PL_103_RevA; Design & Access Statement, 05/08/2014.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Location plan; 1303-01_PL001; 1303-01_PL_002; 1303-01_PL_003; 1303-01_PL_101_RevA; 1303-01_PL_102_RevA; 1303-01_PL_103_RevA; Design & Access Statement, 05/08/2014.]

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The privacy screen hereby approved and shown on drawing (1303-01_PL_103) shall be erected to the north-east elevation to the roof terrace prior to occupation of and shall be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the adjoining occupiers in accordance with the requirements of policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out

construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION