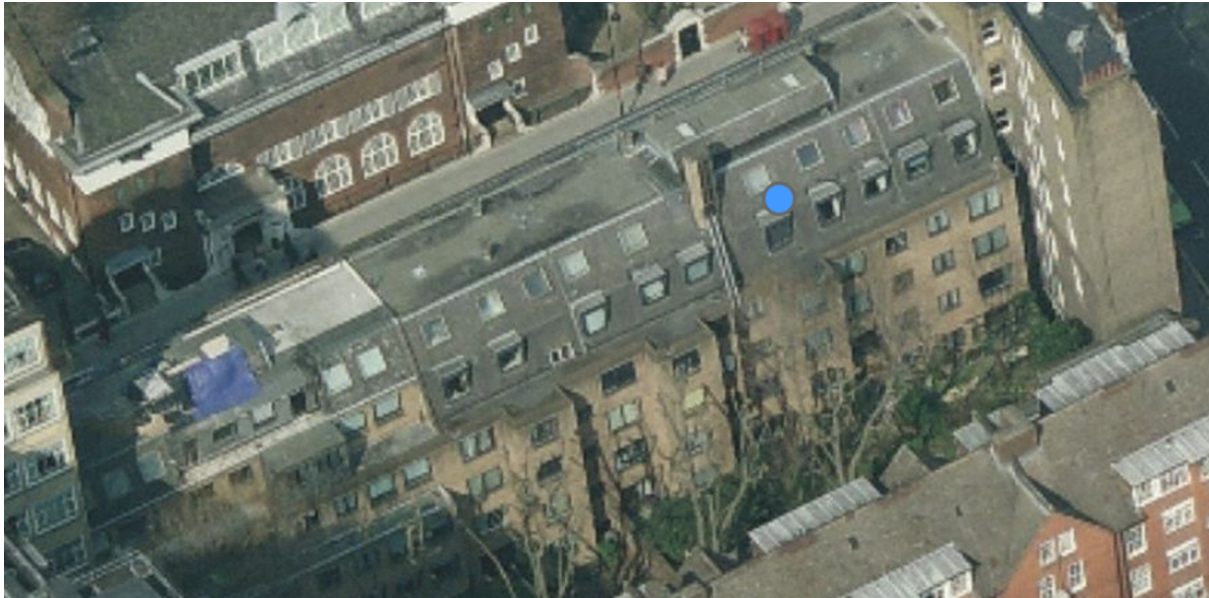


23 Tamar House, 12 Tavistock Place – Site location plan



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

## 23 Tamar House, 12 Tavistock Place – Pictures



Rear view of terrace nos. 2-16 Tavistock Place. Flat 23 is two windows away towards the right from the existing rear extension at 3<sup>rd</sup> floor level. The entrance is at no. 12, further to the right.



Front aerial view of 2-16 Tavistock Place.





Front balcony, looking west.



Front balcony, looking east.





View from rear window of flat 23 looking west. Existing extension to the right.



View from rear window of flat 23 looking west.





Rear elevation at no. 2 Tavistock Place, showing extensions approved in 2010.



Rear of 2-16 Tavistock Place seen from ambulance entrance in Herbrand Street.

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>01/10/2014</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	04/09/2014
<b>Officer</b>		<b>Application Number(s)</b>		
Carlos Martin		1. 2014/4709/P 2. 2014/4821/L 3. 2014/4708/P 4. 2014/5102/L		
<b>Application Address</b>		<b>Drawing Numbers</b>		
23 Tamar House 12 Tavistock Place London WC1H 9RD		Refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<u>Scheme 1</u>				
1. Erection of rear extension at third floor level, creation of 2x rear balconies and alterations to existing windows and doors. 2. Internal alterations in association with the erection of a rear extension at third floor level, creation of 2x rear balconies and alterations to existing windows and doors.				
<u>Scheme 2</u>				
3. Installation of dormer on rear elevation and alterations to existing windows and doors. 4. Internal alterations in association with the installation of dormer on rear elevation and alterations to existing windows and doors.				
<b>Recommendation(s):</b>		1. Grant planning permission 2. Grant listed building consent 3. Grant planning permission 4. Grant listed building consent		
<b>Application Type:</b>		<b>Full Planning Permission</b>		

Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>31</b>	No. of responses	<b>13</b>	No. of objections	<b>13</b>
			No. Electronic	<b>11</b>		
Summary of consultation responses:	<p>4x press notices published from 14/08/2014 to 04/09/2014 4x site notices displayed from 08/08/2014 to 28/08/2014</p> <p>8 objections to scheme 1 and 5 objections to scheme 2 have been received based on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Loss of light to adjoining flat 26 from proposed extension;</li> <li>2. Proposed additional storey and additional works may affect the building's structure;</li> <li>3. Loss of privacy to flat 26 balcony from proposed additional storey;</li> <li>4. Noise nuisance and potential damage to lift from building works. Renovations works are expected later on this year and the proposal may complicate them;</li> <li>5. Proposals are not in keeping with the listed building;</li> <li>6. The applicant should have the freeholders consent before proceeding with the works;</li> <li>7. Glazed balustrades are not in keeping with the building;</li> <li>8. The building was rebuilt in the 70s when asbestos was widely used. A full asbestos survey must be undertaken to ensure the health of neighbours is protected;</li> </ol> <p><u>Officer's comments:</u></p> <ol style="list-style-type: none"> <li>1. The proposed rear extension is set well away from the side boundaries of the flat and given its moderate depth (2.7m) and height (2.3) it would not result in a significant loss of light to any neighbouring window.</li> <li>2. The proposed additional storey has been removed from the proposals;</li> <li>3. As above;</li> <li>4. Nuisance from building works and structural issues are not planning matters. An informative regarding building hours regulation will be added to any permission while building regulations will oversee the works are carried out safely;</li> <li>5. See response to CAAC comments below;</li> <li>6. The granting of planning permission does not override any other permissions the applicant may need to carry out the development;</li> <li>7. The originally proposed glazed balustrades have been replaced with black painted railings;</li> <li>8. Asbestos is not a planning matter. It would be the responsibility of the owners of the building to establish if a survey would be necessary.</li> </ol>					
CAAC/Local groups* comments: *Please Specify	<p>Bloomsbury CAAC:</p> <ul style="list-style-type: none"> <li>• Objects to scheme 1 on the following grounds:</li> </ul> <p>Proposed roof and rear extensions would be visually obtrusive and seriously detrimental to the listed building and terrace as a whole and would be</p>					



harmful to the part of the conservation area.

- No comment to scheme 2.

Officer's comments:

Although this terrace of Georgian/early Victorian town houses is Grade II listed, it was radically rebuilt during the latter part of the 20th century. The front the elevations are faithful replicas of the historic street scape. However, the heritage assessment of a previous similar proposal at no. 2 Tavistock Place (ref: 2010/0543/P and 2010/0546/L and 2008/0910/L) state that the rear of these listed buildings is not of significance. The existing design of the back elevations is not based on an historic architectural form. The principle the proposal can therefore be considered acceptable. The requested amendments to remove the roof extension and to replace glass balconies at high level with a more appropriate simple run of railings to match those at no. 2 along with minor amendments to the window designs make the proposal fully acceptable.

## Site Description

The proposal site is part of a Grade II listed terrace of 7 houses dating back to 1801-6 by James Burton which has been radically rebuilt during the latter part of the 20th century with a facsimile façade from 1975. The Georgian style front elevation remains a feature of interest. All other fabric and features are modern, and are not considered to be of interest to the special character of the terrace.

The site is within Bloomsbury Conservation Area.

## Relevant History

2010/0543/P & 2010/0546/L: PP and LBC **granted** for amendments to planning permission 2007/6132/P granted on 11/12/2008 for 'change of use and works of conversion from office use (Class B1) to residential use (Class C3) to create nine self-contained flats (3 x 1-bed, 4 x 2-bed and 2 x 3-bed), erection of full-width extension at rear basement and ground floor level, part width extension at rear third, fourth and fifth floor level, and extension of existing roof to full-width of building', to include further enlargement of the approved roof extension at no. 2 Tavistock Place.

2007/3286/P & 2007/3288/L: PP and LBC **granted** for works associated with enlargement of existing front dormer and internal alterations to flat 25 Tamar House.

2004/0188/P & 2004/0190/L: PP and LBC **granted** for installation of gutters to front edges of dormer roofs on top floor of front elevation of Tamar House.

## Relevant policies

### **NPPF 2012**

### **The London Plan 2011**

### **Local Development Framework – 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)

### **Camden Planning Guidance**

CPG 1 Design 2013

CPG6 Amenity 2011

### **Bloomsbury conservation area appraisal and management strategy 2011**

## Assessment

### 1.0 Proposal

- 1.1 Planning permission and listed building consent are sought for two different schemes:
- 1.2 Scheme 1 proposes internal alterations and the erection of a rear extension at third floor level, the creation of 2 rear balconies and alterations to existing windows and doors. At the front it is proposed to replace the existing balcony doors and a window with a new set of doors and a full height window with matching materials. The rear extension at third floor level would be 2.7m deep by 2.3m high and would sit next to the proposed third floor level balcony. Above the proposed extension it is proposed to create a fourth floor level balcony extending also over the proposed balcony at third floor level. Both balconies would feature black painted metal railings and bi-fold doors. The fourth level balcony doors would be set within a newly created dormer. Finally, over the flat section of the existing roof it is proposed to install a rooflight and solar panels laid flat.
- 1.3 Scheme 2 is a scaled down proposal. It proposes the same internal alterations and the same dormer at fourth floor level to incorporate a full height window which would be replicated at third floor level. It also proposes the same rooflight on the flat section of the existing roof and the replacement of the front balcony doors and window.
- 1.4 The proposals have been amended at officers' request. An originally proposed additional floor extension has been removed from scheme 1, for which also glazed balcony balustrades have been replaced with simple design railings to match other existing railings on the rear elevation of the terrace. The design pattern of the proposed new windows has also been amended in both schemes with a view to propose a design that would be more in keeping with the general rhythm of the rear elevation.

### 2.0 Main planning issues

- 2.1 The main issues for consideration are the impact of the proposal on the character and appearance of the listed building, the terrace of which it forms part and the conservation area generally, as well as its impact on the amenity of neighbours.

### 3.0 Design and conservation

- 3.1 The proposals would not affect the appearance of the front elevation of the property, which is the main feature of interest of the building, while the principle of acceptable extensions at the rear has already been established by the granting of similar extensions at no. 2 Tavistock Place. It is therefore considered that the proposed rear extension and balconies would not harm the character or appearance of the listed building. The proposed alterations would, however, affect the appearance of the rear of the building, and therefore should be assessed in relation to wider visual amenity issues and the character and appearance of the Bloomsbury Conservation Area. The proposed alteration would hardly be visible from the street: the rear of this part of Tavistock Place is only visible from one small gated area at the entrance to the ambulance station, which is located fronting Herbrand Street. It is therefore considered that the proposals would have a minimal impact on the character or appearance of the conservation area.
- 3.2 The only other viewpoint from which the proposed rear alterations would be visible would be the windows of the northern side of Thackeray House (off Herbrand Street), and the eastern side of 19-29 Woburn Place. It is considered that the proposed alterations would have a minimal impact on visual amenity, given the limited architectural merit of the rear of Tamar House, and given that the proposal is for small extensions and matching materials and railings will be used. The proposals therefore do not raise any concerns in relation to design and visual amenity.

#### Internal layout changes

- 3.3 The proposed internal layout changes are substantial. However, the inside of the building is not



considered to be of interest to the special character of the listed terrace and therefore there are no concerns regarding the proposed changes to the internal layout of the building.

#### **4.0 Amenity**

- 4.1 The proposals do not involve the creation of any new openings that would offer significant additional views than those already existing. Therefore, no impact in terms of loss of privacy would occur. Concerns have been raised regarding the impact that the proposed rear extension may have on light levels of adjoining properties. However, the extension is modest in size and is set well away from the side boundaries of the flat, which ensures that any impact on light levels of neighbouring windows is minimal.
- 4.2 Given the distance and angle between the proposed balconies and neighbouring windows, the balconies would not result in direct overlooking of neighbouring rooms. Furthermore, the size of the balconies is not large enough to accommodate a significant amount of people at any one time and so they are expected to result in noise disturbance for neighbours.

#### **5.0 Recommendation**

- 5.1 Overall, the development is considered to be acceptable in general design and amenity terms. It is recommended that the applications be granted conditional planning permission and listed building consent.

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 17<sup>th</sup> November 2014. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**

Mr Alan Morris  
Alan Morris Architect  
Unit 50  
1 Prince of Wales Road  
London  
NW5 3LW

Application Ref: **2014/4709/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 2717

5 November 2014

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**23 Tamar House  
12 Tavistock Place  
London  
WC1H 9RD**

**DECISION**

Proposal:  
Erection of rear extension at third floor level, creation of 2x rear balconies and alterations to existing windows and doors.

Drawing Nos: 142-P-004 A; -005 A; & -008 A.

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: 142-P-004 A; -005 A; & -008 A.

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

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**

Alan Morris Architect  
Unit 50  
1 Prince of Wales Road  
London  
NW5 3LWApplication Ref: **2014/4821/L**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 2717

5 November 2014

**DRAFT**

Dear Sir/Madam

**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**Address:  
**23 Tamar House  
12 Tavistock Place  
London  
WC1H 9RD****DECISION**

## Proposal:

Internal alterations in association with the erection of a rear extension at third floor level, creation of 2x rear balconies and alterations to existing windows and doors.

Drawing Nos: 142-P-004 A; -005 A; &amp; -008 A.

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

## Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

DRAFT

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 Noise and Licensing Enforcement Team, 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.

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**

Mr Alan Morris  
Alan Morris Architect  
Unit 50  
1 Prince of Wales Road  
London  
NW5 3LW

Application Ref: **2014/4708/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 2717

5 November 2014

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**23 Tamar House**  
**12 Tavistock Place**  
London  
**WC1H 9RD**

# DECISION

Proposal:  
Installation of dormer on rear elevation and alterations to existing windows and doors.

Drawing Nos: 142-P-006 A; -007 A; & -008 A.

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: 142-P-006 A; -007 A; & -008 A.

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

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**

Alan Morris Architect  
Unit 50  
1 Prince of Wales Road  
London  
NW5 3LWApplication Ref: **2014/5102/L**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 2717

5 November 2014

**DRAFT**

Dear Sir/Madam

**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**Address:  
**23 Tamar House  
12 Tavistock Place  
London  
WC1H 9RD****DECISION**

## Proposal:

Internal alterations in association with the installation of dormer on rear elevation and alterations to existing windows and doors.

Drawing Nos: 142-P-006 A; -007 A; &amp; -008 A.

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

## Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original





work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

**DRAFT**

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 Noise and Licensing Enforcement Team, 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.

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**