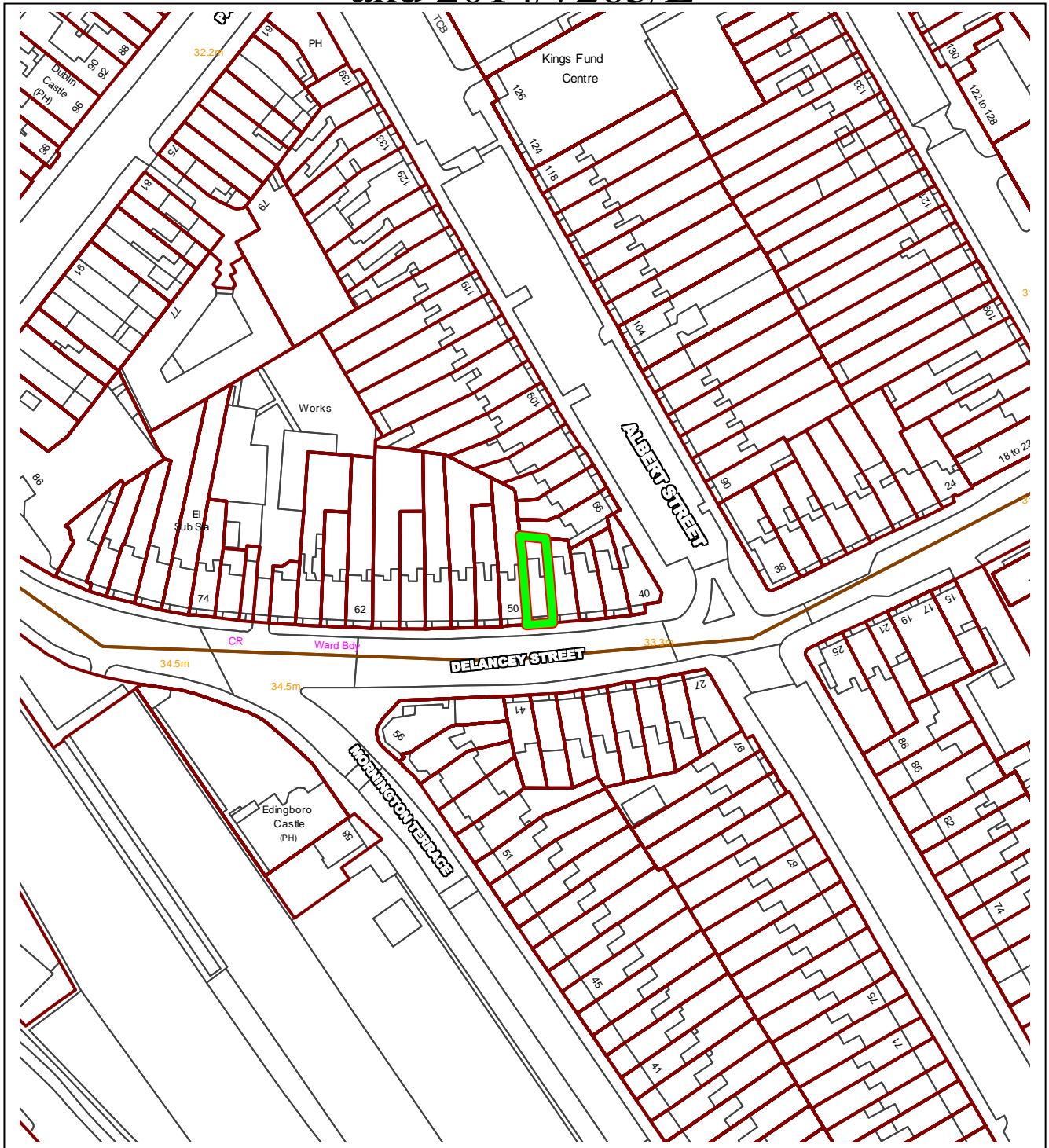


48 DELANCEY STREET 2014/7172/P and 2014/7263/L



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Delegated Report		Analysis sheet		Expiry Date:	1) 21/01/2015 2) 21/01/2015
		N/A / attached		Consultation Expiry Date:	25/12/2014
Officer			Application Number(s)		
Eleanor Lakew			1) 2014/7172/P 2) 2014/7263/L		
Application Address			Drawing Numbers		
48 Delancey Street London NW1 7RY			Refer to draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1) Erection of mansard roof, rear first floor closet wing extension, ground floor and basement floor level glazed infill extension and associated elevational alterations. 2) Internal and external alterations associated with the erection of a mansard roof, rear first floor closet wing extension, ground floor and basement floor level glazed infill extension and associated elevational alterations.					
Recommendation(s):		1) Grant planning permission subject to conditions 2) Grant listed building consent subject to conditions			
Application Type:		1) Full Planning Permission 2) Listed building application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was posted on the 28/11/14 and an advert placed in the Ham & High press notice on the 4/12/14.</p> <p>To date no representations have been received.</p>					
CAAC/Local groups comments:	<p>The Camden Town CAAC object to the proposed first floor extension on the grounds that it would limit the view from the back first floor window and that the proposed ground floor conservatory would destroy the rear ground floor window and would also destroy the plan form of the house. They also object to the type of glass used for the proposed conservatory.</p> <p><i>Officer response: see section Impact on Listed Building</i></p>					

Site Description

48 Delancey Street is a mid-nineteenth century three storey house with in the middle of a terrace of eleven Grade II listed houses numbering 40 to 60. The subject property has only been slightly altered to accommodate a separate basement flat. The remainder of the property is used as a single dwelling. The rear of the property has a later added two storey extension which appears to be smaller than it is when viewed from the rear garden by virtue of the sunken lower ground floor. There are steps that lead down from a small terrace to the lower ground floor. The roof of the house is concealed behind a parapet . The property is located on the north side of Delancey Street within Camden Town Conservation Area.

Relevant History

2004/4843/P and 2004/4846/L Erection of mansard roof extensions to single dwelling houses at nos 46 and 48 (Renewal of planning permissions dated 23/11/1999 ref: PE9900538 & PE9900540). **Granted 24/12/2004**

2008/3585/P and 2008/3817/L Erection of a mansard roof extension with front and rear dormer windows and raising of party wall to the dwellinghouse. **Granted 18/12/2008**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy (2010)

CS5 Managing the impact of growth and development

CS11 Promoting Sustainable and Efficient Travel

CS13 Tackling Climate Change Through Promoting Higher Environmental Standards

CS14 Promoting high quality places and conserving our heritage

CS19 Delivering and monitoring the Core Strategy

Development Policies (2010)

DP20 Movement and Materials

DP22 Promoting sustainable design and construction

DP24 Securing High Quality Design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and Lightwells

DP28 Noise and Vibration

Supplementary Planning Policies (last updated 2013)

CPG 1 Design

CPG 4 Basements and lightwells

CPG 6 Amenity

CPG 8 Planning obligations

Guidance:

Camden Town Conservation area Appraisal and Management Plan

English Heritage publication 'London terrace houses 1660-1860; A guide to alterations and extensions'. This sets out English Heritage's views on London terrace houses and is concerned

largely with C18 & C19 examples. However similar principles can be applied to cellular domestic buildings of all periods, including many unlisted terraces and mews.

Assessment

1.0 Proposal

1.1 Mansard roof extension, first floor rear extension and ground floor and basement glazed extension.

The house is laid out such that the proposed removal of the external small terrace area and steps which form the lightwell in order to accommodate the conservatory infill is not going to do more than extend the existing basement laterally and insert a glass box from the ground floor.

1.2 The main areas for consideration are:

- Principle
- Design
- Impact on Listed Building
- Amenity
- Miscellaneous

2.0 Principle

2.1 The principle is acceptable. There is no loss or gain of residential units. The property currently consists of a flat at basement level and a single dwelling occupying the remaining floors. The majority of the properties along the street have mansard extensions and therefore it would be unreasonable to refuse the proposed mansard roof extension.

4.0 Design

4.1 The host building is a Grade II listed building which is positioned on a listed terrace forming an important vista in the Camden Town Conservation Area. There are a number of alterations taking place so, the proposal is best assessed on its individual components:-

- **The mansard roof extension;**
- **The side/rear infill extension;**
- **Proposed fenestration and material finish to all aspects;**
- **Internal alterations**

4.2 *Mansard roof extension*

4.2.1 Given the presence of similar such additions/extensions to other properties along the street that have been granted planning permission, the principle of a mansard roof extension with two dormer windows to each roof slope is considered to be acceptable.

CPG1 Design informs the basic principles of good design in terms of setback from the parapet, angle of roofslope (for lower and upper slopes), size and proportioning of projecting dormers, proportioning and material finish of windows. Given the mixture of flat top and crown/true mansards in the streetscene it was advised that the applicants design a true mansard as this is the desired form of traditional roof extension. The window openings proposed and the size and proportion of both are acceptable. It was however advised that this needs to be in accordance and in diminishing proportions

to openings below. There are a number of properties in the terrace which the applicant was advised to look at for guidance purposes most notably at Nos 58 and 68. The applicant has done this. The depth of the mansard at the base is 8.4 metres. The depth of the proposed mansard at the apex is 6.9m. The depth of the flank of the house is 8.7metres. The increase in height from the ridge of the extant concealed roof is approximately 1.5 metres. The dormer windows meet the guideline 500mm distance from ridgeline. The mansard meets the 60/70 degree guideline.

4.3 *First floor rear extension*

4.3.1 The proposed first floor extension borrows from the neighbouring ground and first floor extension in terms of scale, massing and design. The principle of a first floor extension is not to be proscribed in the case of a terraced property like this but it was noted at pre-application stage that such an extension would need to be very carefully designed to integrate with all other aspects of the building. It is not considered that the proposed addition in its first iteration would integrate with the property and the objection by the CAAC has been duly noted since they point out that the view of the window to the upper floor is blocked off as a result of the proposed vertical addition. This is indeed the case and it is considered to be an unacceptable compromise to the elevational view of this listed house. The applicants have therefore submitted a plan that reduces the proposed width of the extension at the top storey. The existing outrigger is 3.3 metres wide. The proposed extension would increase the height of the existing outrigger by 2.2 metres. The width at the widest part of the proposed extension remains at 3.3 metres whilst the reduction in width for the topmost 2.4 metres is now proposed as 0.3 metres so the upper window would be revealed when looking from square on.

4.4 *Single storey side/rear infill extension and extended basement*

4.4.1 At pre-application stage it was suggested that a 'lightweight' i.e. 'glass box' approach was considered to be the most appropriate style for an infill extension since any addition should be architecturally distinct from the listed building. The recession of the rear façade of this element against that of the back addition is considered to be appropriate in the context of the overall scheme as it allows the infill extension to be viewed unassumingly when set against the remainder of the rear façade. The importance of the careful design, fenestration and material finish is therefore paramount to all aspects of the works to create a design which is subservient in the context of the host building and the design addresses this. It is therefore considered that the proposed extension by virtue of its contemporary but subservient design with the use of glass would not detract from the listed building. The height of the proposed conservatory at the ridge measuring from natural ground level is 4.5m whilst the actual height of the structure is 3.5 metres. The height to eaves is 2.8 metres. The proposed depth of the conservatory is 3.2metres.

4.4.2 The proposed extension to the basement is not considered to have a detrimental impact on the listed building nor have any design implications since it would enclose the external lightwell and support the conservatory infill above. The proposed depth of the enclosure is 3.3metres whilst the height would be 2.1 metres.

4.5 *Proposed fenestration and material finish to all aspects*

4.5.1 The materials used for the proposed mansard rear roof extension are of natural slates of an appropriate size in line with neighbouring properties.

4.5.2 The two proposed replacement windows to the front elevation would be sash windows with a top over bottom 6/6 arrangement with proportioned astragals. The fenestration proposed to the rear elevation of the back addition is in keeping with the fenestration elsewhere on the rear facade. The fenestration joinery is proposed to be white painted timber.

4.5.3 The proposed extensions appear to be subservient when assessed against the main rear façade

whilst their treatments are the most appropriate method of treatment in this respect.

4.6 Internal alterations and proposed loss of fenestration and fabric

The application initially proposed the loss of the fire place to the living room (now proposed as a kitchen) to the ground floor and to demolish the wall between the two principal rooms the loss of the fireplace would not be acceptable since this is a key element of the historical character of the listed building on the ground floor is not acceptable in its entirety. Nibs of 700mms should be retained to the other side (seen at the top of the floor plan). The applicants have now accommodated these objections in their revisions and removed the adverse elements of the application proposal.

3.0 Impact on Listed Building

3.1 The proposed *mansard roof extension* is considered to be acceptable both in principle and in the application submission detail. The use of sympathetic and vernacular materials and treatments namely lead for flashing and dormers and slate for roofing with correctly proportioned dormer windows to a true mansard roof would not be detrimental to the listed building and would not compromise its significance.

3.2 The proposed addition of a *rear infill from the basement* with the external expression in a conservatory-style is also acceptable in principle and in detail and would not detract from the character, appearance or appearance of the listed building by virtue of distinctly contrasting materials and a subservient design, treatment and approach . The objection raised by the CAAC in terms of the type of glass has been considered but on balance it is not considered that the glass type is detrimental to the significance of the listed building since the conservatory would be a separate and distinct element that would be legible as a later addition and would not therefore have any impact on the character or fabric of the listed building.

3.3 The proposed *first floor rear extension* in its first iteration would have been detrimental to the special interest of the listed building as noted by the CAAC since the addition would have compromised the relationship of the existing outrigger to the host building by blocking the view of the upper first floor window. The applicants have therefore accommodated this and submitted a revised drawing. Whilst the stepping in of the proposed reduction of the extension may be perhaps seen as contrived it does address the objection and the appearance of the proposed elevation is improved as a result.

5.0 Amenity

5.1 On assessment of the amenity of neighbouring properties, given that an existing extension/addition is hard up to the boundary at No.46 to the east, it does not impact upon the occupiers of No.46. In terms of effects to the openings at No.50 to the west there appears to exist adequate light and outlook to the window at upper ground floor level. For the window to basement level at No.50, this window would be more heavily affected and the maintenance of adequate light and outlook is pertinent as this is only one of two rear facing windows to basement level. However a daylight study was carried out by the applicant and it was shown that the daylight reduction to this window would be within acceptable limits, as per CPG6.

5.2 There are no significant privacy issues for the occupiers or surrounding properties as a result of the proposed alterations.

7.0 Conclusion

The application is acceptable with the revisions submitted by the applicants.

DISCLAIMER

Decision route to be decided by nominated members on Monday 9th February 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Mr. Richard Davies
Davies Architects
28 Elliott Square
London
NW3 3SU

Application Ref: **2014/7172/P**
Please ask for: **Eleanor Lakew**
Telephone: 020 7974 **5878**

5 February 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
48 Delancey Street
London
NW1 7RY

DECISION

Proposal:

Erection of mansard roof, rear first floor closet wing extension, ground floor and basement floor level glazed infill extension and associated elevational alterations.

Drawing Nos: Site Location Plan

Design and Access Statement

Heritage Statement

Existing basement plan DEL-EX-01

Existing ground floor plan DEL-EX-GA- 02

Existing first and second floor plan DEL-EX-GA-03

Existing third floor and roof plan DEL-EX-GA-04

Existing front and rear elevations DEL-EX-GA-05

Existing section A DEL-EX-GA-06

Existing section B DEL-EX-GA-07

Existing section E DEL-EX-GA-08

Existing section D & E DEL-EX-GA-09

Proposed basement floor plan DEL-PL-GA-01

Proposed revised ground floor plan DEL-PL-GA-02



Proposed revised first and second floor plans DEL-PL-GA-03
Proposed third floor and roof plan DEL-PL-GA-04
Proposed revised front and rear elevations DEL-PL-GA-05
Proposed section A DEL-PL-GA-06
Proposed section B DEL-PL-GA-07
Proposed section C DEL-PL-GA-08
Proposed section D & E DEL-PL-GA-09

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 if in CA] 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

Site Location Plan

Design and Access Statement

Heritage Statement

Existing basement plan DEL-EX-01

Existing ground floor plan DEL-EX-GA-02

Existing first and second floor plan DEL-EX-GA-03

Existing third floor and roof plan DEL-EX-GA-04

Existing front and rear elevations DEL-EX-GA-05

Existing section A DEL-EX-GA-06

Existing section B DEL-EX-GA-07

Existing section E DEL-EX-GA-08

Existing section D & E DEL-EX-GA-09

Proposed basement floor plan DEL-PL-GA-01

Proposed revised ground floor plan DEL-PL-GA-02

Proposed revised first and second floor plans DEL-PL-GA-03

Proposed third floor and roof plan DEL-PL-GA-04
Proposed revised front and rear elevations DEL-PL-GA-05
Proposed section A DEL-PL-GA-06
Proposed section B DEL-PL-GA-07
Proposed section C DEL-PL-GA-08
Proposed section D & E DEL-PL-GA-09

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.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

Davies Architects
28 Elliott Square
London
NW3 3SUApplication Ref: **2014/7263/L**
Please ask for: **Eleanor Lakew**
Telephone: 020 7974 **5878**

5 February 2015

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent GrantedAddress:
48 Delancey Street
London
NW1 7RY**DECISION**

Proposal:

Internal and external alterations associated with the erection of a mansard roof, rear first floor closet wing extension, ground floor and basement floor level glazed infill extension and associated elevational alterations.

Drawing Nos: Site Location Plan

Design and Access Statement

Heritage Statement

Existing basement plan DEL-EX-01

Existing ground floor plan DEL-EX-GA- 02

Existing first and second floor plan DEL-EX-GA-03

Existing third floor and roof plan DEL-EX-GA-04

Existing front and rear elevations DEL-EX-GA-05

Existing section A DEL-EX-GA-06

Existing section B DEL-EX-GA-07

Existing section E DEL-EX-GA-08

Existing section D & E DEL-EX-GA-09

Proposed basement floor plan DEL-PL-GA-01



Proposed revised ground floor plan DEL-PL-GA-02
Proposed revised first and second floor plans DEL-PL-GA-03
Proposed third floor and roof plan DEL-PL-GA-04
Proposed revised front and rear elevations DEL-PL-GA-05
Proposed section A DEL-PL-GA-06
Proposed section B DEL-PL-GA-07
Proposed section C DEL-PL-GA-08
Proposed section D & E DEL-PL-GA-09

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

Conditions And Reasons:

- 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 and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

- 4 A method statement, including details of (removal/dismantling of the windows and walls and cleaning of the bricks shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

DRAFT

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

DECISION