

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		06/05/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		02/04/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Hugh Miller				2014/1345/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
47 Doughty Street London WC1N 2LW				See 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>							
Erection of glazed rear extension at ground floor level following demolition of existing ground floor rear extension to single dwelling house.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Householder Application					
<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>04</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Advertised 20/03/2014, expires 10/04/2014. Site Notice displayed 14/03/2014, expires 04/04/2014.  At time of writing no responses were received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		<u>Bloomsbury CAAC</u> : No Comment.					

## Site Description

The site is located on the east side of Doughty Street in between Rodger Street and Guilford Street. The site comprises a three storey Grade II listed building dating from 1792 which is part of a wider terrace of 23 houses, excluding No.48 which is listed separately. The building is currently occupied as a single family dwelling house located in the Bloomsbury conservation area.

The house has previously been extended at ground floor level with the erection of a glazed timber framed full width conservatory.

## Relevant History

20/02/1997 – LBC (L89604342) granted for internal alterations and amendments to rear extension.

17/07/1997 – LBC (LS9704454) granted for the Submission of details of new doors, pergola, walkway, roof treatment and external landscaping pursuant to additional condition 3 (b) & (c) of listed building consent granted on the 20th February 1997 (Reg.No.LS9604342).

28/06/2007 – pp. and LBC (2007/1831/P & 2007/1833/L) granted for alterations to the dwelling (Class C3 Use) including the erection of a replacement conservatory at rear ground floor level following the removal of the existing, the replacement of windows and the installation of two rooflights and associated works and internal alterations.

20/04/2010 pp and LBC 2010/0474/P & 2010/0482/L) granted for internal and external works including erection of glazed rear extension at ground floor level following demolition of existing ground floor rear extension to single dwelling house (Class C3).

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

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).

### Bloomsbury Conservation Area Statement

### Camden Planning Guidance 2011/2013

CPG1 – Design

CPG6 – Amenity

### London Plan 2011

### NPPF 2012

## **Assessment**

### **Overview**

In April 2010, the Council granted planning permission & listed building consent for internal and external works in association with the erection of glazed rear extension at ground floor level following demolition of existing ground floor rear extension to single dwelling house, (See the history section above).

The planning & LBC permissions expired on 20th April 2013. This application seeks a new permission for the same development.

The applicant has implemented the substantive LBC works with the replacement glazed extension remains outstanding; and this proposal is in effect a renewal of planning permission.

### **Proposal**

Erection of glazed rear extension at ground floor level following demolition of existing ground floor rear extension to single dwelling house.

### **Design**

#### **Rear elevation**

A full-width, single storey conservatory extension is proposed and would replace an existing timber-framed extension to the rear of the closet wing, the frame of which covers the full width of the site but is open at the right hand side. The proposed conservatory extension is identical in terms of design, scale & proportions to the one approved in 2010 (reference, 2010/0474/P), which expired in April 2013. The proposed extension would be subordinate to the listed building and acceptable in terms of both design and use of materials and is considered acceptable. The proposal accords with policies DP24 & DP25.

**Amenity:** The 2010 assessment concluded that the proposed extension would not have any impact on amenity; and owing to no change to the siting, design or scale of the extension it would not have cause any harm to neighbour amenity and is acceptable. The proposal is in accordance with DP26.

**Recommendation:** Grant planning permission,