

Delegated Report		Analysis sheet	Expiry Date:	06/03/2015
		N/A / attached	Consultation Expiry Date:	14/02/2015
Officer			Application Number(s)	
Jennifer Chivers			1. 2014/7167/P 2. 2014/7251/L	
Application Address			Drawing Numbers	
14 Leigh Street London WC1H 9EW			See decisions	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<ol style="list-style-type: none"> 1. Partial change of use of ground floor rear and basement from commercial to residential use. New ground floor extension c/w extended basement below. Creation of a light well & escape stair to front pavement area. Re-modelling works on upper residential floors. 2. Partial change of use of ground floor rear and basement from commercial to residential use. New ground floor extension c/w extended basement below. Creation of a light well & escape stair to front pavement area. Re-modelling works on upper residential floors. 				
Recommendation(s):		<ol style="list-style-type: none"> 1. Refuse Planning Permission 2. Refuse Listed Building Consent 		
Application Type:		<ol style="list-style-type: none"> 1. Full Planning Permission 2. Listed Building Consent 		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	12	No. of responses	0	No. of objections	0
			No. electronic	0		
Summary of consultation responses:	Planning Application: Site Notice 16/01/2015 until 12/02/2015 Press Notice 22/01/2015 until 12/02/2015 No responses received.					
CAAC/Local groups* comments: *Please Specify	Bloomsbury Conservation Area Committee were consulted and no response was received.					

Site Description

The application site is located on the south side of Leigh Street opposite Radleigh House and comprises a 5 storey (including basement) mid terrace building in mixed use. The basement and ground floor currently benefits from a lawful B1a (office) use whilst the upper levels (and a small area at basement, approx. 2m²) are occupied as a single family dwellinghouse.

The terrace of which the application site forms part of, i.e. number 1-19 (consecutive) dates back to 1813 and is grade II listed. The site also lies within Bloomsbury Conservation Area. Although no 14 is also listed in the relevant Conservation Area appraisal and management strategy as having an element of streetscape interest, the shopfront itself is not noted as a shopfront of merit.

The surrounding area is predominately mixed use with commercial uses at ground floor level and residential units on the upper levels. The site backs unto Macnaughten House, a large 6 storey building in hostel use. The site also lies within Marchmont Street/Leigh Street/Tavistock Place Neighbourhood Centre and a Controlled parking Zone.

Relevant History

2012/3997/L and 2012/3976/P- Internal and external alterations associated with the conversion of ground floor rear and basement from office to residential use to include the erection of a two storey (basement and ground floor levels) rear extension; construction of front lightwell with escape stair; and the internal remodelling of the upper residential floors – Granted 16/11/2012

2013/3867/L and 2013/3688/P- Internal and external alterations associated with the conversion of ground floor rear and basement from office to residential use to include the erection of a two storey (basement and ground floor levels) rear extension; construction of front lightwell with escape stair; and the internal remodelling of the upper residential floors. Granted 8/8/2013

Relevant policies

National Planning Policy Framework

The London Plan March 2015, consolidated with alterations since 2011

Core Strategy

CS1 – (Distribution of growth)

CS5 – (Managing the impact of growth and development)

CS14 – (Promoting high quality places and conserving our heritage)

Development Policies

DP26 – (Managing the impact of development on occupiers and neighbours)

DP24 – (Securing high quality design)

DP25 – (Conserving Camden's heritage)

Camden Planning Guidance

CPG 1 (Design) 2014 – chapters 1 - 4

CPG 6 (Amenity) 2011 – chapters 1, 6, 7

Bloomsbury Conservation Area appraisal and Management Strategy (April 2011) (pages 95 – 97, 150-152)

Assessment

Proposal

The application proposes changes to the previously approved rear extension. The extension is proposed to be constructed of brick (lb Staffordshire slate blue smooth) with aluminium framed glass sliding doors to the rear.

This application for planning permission and listed building consent is similar to a scheme approved in November 2012 (2012/3976/P and 2012/3997/L) and 2013 (2013/3867/L and 2013/3688/P) these works included the refurbishment of the listed building, involving a change of use of part of the ground & basement floors (GIA 36m²) from office (B1a) floorspace to residential (C3) use, incorporating this space into the residential unit at upper floors, as well as the erection of a two-storey (basement and ground floor rear extension).

These previous proposals were subject to comprehensive discussions with the Council with the extensions being subject to design changes throughout the application process. Both applications listed above are still extant on the property.

The material considerations in assessment of this application are:

- Design
- Amenity

The merits of land use and transport have been assessed under the two previous applications and deemed to be acceptable. Therefore this assessment will only assess the changes to the design of the rear extension.

Design

The Council's design policies are aimed at achieving the highest standard of design in all development, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 which are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that preserves and enhances the character and appearance of the conservation area.

Camden Design Guidance states that rear extensions should be secondary to the building being extended in terms of form, scale, proportions dimensions and detailing. It should also respect and preserve the original design and proportions of the building, including its architectural period and style and also respect and preserve the historic pattern and not cause harm to amenity of adjacent properties (paragraph 4.10, P27). Furthermore, in relation to heights of extensions it should be subordinate to the original building, and should respect the existing pattern of rear extensions.

At present, there is a historic single storey closet wing extension, which originally housed a WC, located at the rear of the property. This is proposed to be removed and a full width brick extension constructed in its place.

The approved extension to the 2013 extant permission had a 2.5m wide glass roof either side and above the existing rear room window which wrapped over the extension to form the glazing to the rear façade. This allowed this part of the new extension to read as larger lightweight contemporary 'conservatory' thus preserving, as far as possible, the light levels to the original rear room and thus the appreciation of the two room back to back plan form. The lightweight nature of the rear extension at this point also prevented the original rear room from becoming internalised by retaining the open aspect it would have originally had - which is of significance to its special interest. The remainder of the extension was constructed in brick with a more 'solid' rear wall punctured by a single door opening replacing the historic closet extension.

The proposed design does not have the subtlety of design to distinguish the significant elements of the existing listed building such as the interest of the closet extension and value of the rear room.

In addition the proposed rear extension largely matches (other than the materials) the superseded plan (031A) which formed the original design for the 2012/3976/P (approved 16/11/2012) scheme. This was amended at

the request of the Council to drawings 031D. As such the Council have already indicated the proposals were unacceptable and there has been no material change in circumstance to change this view.

Furthermore, it is unclear from the submitted information the exact proposal for some of the windows is unclear. While it is outlined on the plans that some of the windows are to be retained and some to be replaced, the others have no annotation, and therefore it is unclear what is proposed for these windows. This would need to be clarified should the application be acceptable.

Overall the works would not preserve or enhance the character and appearance of the Bloomsbury Conservation Area and would harm the special interest of the grade II listed building. Therefore the proposal is contrary to policies CS14, DP24 and DP25.

Amenity

The Council has a duty to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause material harm to amenity in accordance with Policies CS5 and DP26 of the LDF.

No amendments to the footprint of the rear extension are proposed however a slight increase in the height of the roof slope. It is considered that this would not materially affect the amenities enjoyed by those residents in terms of loss of daylight and sunlight, overlooking and loss of privacy or loss of outlook, and be in general conformity with policies CS5 and DP26 of the LDF.

Conclusion

The proposals are considered to be harmful to both the special interest of the listed building and the character and appearance of Bloomsbury Conservation Area, therefore both the planning application and listed building consent applications are recommended for refusal.