

12-14 Endsleigh Gardens



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1. Photo of rear courtyard



2. Photo of rear courtyard



3. Photo of rear elevation



4. Photo of rear courtyard



5. Photo of rear courtyard



6. Photo of rear courtyard



7. Photo of rear courtyard



Delegated Report		Analysis sheet	Expiry Date:	26/05/2015
(Members Briefing)		N/A / attached	Consultation Expiry Date:	30/04/2015
Officer			Application Number(s)	
Yuyao Gong			2015/1316/P	
Application Address			Drawing Numbers	
12-14 Endsleigh Gardens London WC1H 0EH			See draft decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of rear part one, part two storey extension at ground and lower ground floor level, installation of railings and staircases associated with the new roof terrace at the rear to existing hostel.				
Recommendation(s):		Grant conditional planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	104	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Site notice displayed from 08/04/2015 until 29/04/2015 Press notice displayed from 09/04/2015 until 30/04/2015 No comments received					
CAAC/Local groups* comments: *Please Specify	Bloomsbury Conservation Area Advisory Committee object to the application: Overdevelopment which infills the existing rear yards, blocks existing windows in the rear facades of the host building and obliterates the identity of the closet wing. <u>Officer's response</u> can be found in paragraphs 3.4 and 4.2.					

Site Description

The application relates to two four-storey-terrace properties with 'classical style' on the south side of Endsleigh Garden in the Bloomsbury Conservation Area. The properties have been used to accommodate homeless and vulnerable groups of people. The properties are considered to make a positive contribution to the appearance and character of the conservation area.

Relevant History

M13/7/D/15882 – Conditional permission was granted on 18/04/1973 for the erection of an additional storey (first floor) on existing rear extension flanking Taviton Street and the construction of 2 windows on second and third floors of Taviton Street wall of 12-14 Endsleigh Gardens, W.C.1.

M13/7/D/22627 – Limited Period was granted on 15/10/1976 for the erection for a limited period of an external flue, 14" (0.356m) in diameter, affixed to the rear elevation.

PSX0104525 – Planning permission was granted on 10/10/2001 for the alterations to the elevations including the replacement of a number of windows on the front, rear and side elevation, upgrading the external paved areas, creation of a kitchen staff area/changing room, erection of a conservatory at basement level (rear), provision of a ramp at Taviton Street entrance and internal alterations including additional hostel rooms and lift, in association with the continued use of the premises as a hostel (sui generis).

2007/5014/P – Planning permission was granted on 21/12/2007 for the erection of single storey rear extension within courtyard for workshop use in connection with and ancillary to the existing hostel.

2009/2280/P – Planning permission was refused on 15/12/2009 for the installation of new metal gates with security screen and railing at entrance gate (Use Class C2).

Relevant policies

National Planning Policy Framework (NPPF) 2012

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

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:

CPG 1 – Design 2014

CPG 6 – Amenity 2011

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. Proposal

1.1 This proposal seeks planning permission for the erection of a part one, part two storey extension at ground and lower ground floor level at the rear of the property.

1.2 The existing rear conservatory is proposed to be demolished. The flat roof of one of the existing extensions is proposed to be converted into a roof terrace. There are some changes proposed to openings in external walls within the courtyard to enable better daylight penetration. It is also proposed to remove the existing metal stair in the courtyard and provide a replacement stair connecting the proposed roof terrace with the courtyard level.

1.3 One extension would be built on ground level upon an existing lower ground level extension and another part would be built from the lower ground level with two storeys. The new external walls would be in white render finish. The flat roofs of the new extensions will have mastic asphalt waterproofing and parapet with concrete copings to match the existing extension. The proposed roof terrace would have timber decking with a new metal stair and black metal railings. The proposed extension on the ground floor level would have a footprint of 21sqm and the proposed extension on the lower ground level would have a footprint of 24sqm.

2. Landuse

2.1 The subject building offers services which are designed to support homeless people and falls within C2 use class. The total net new floorspace created would be 49.6sqm. A disabled accessible bedroom would be created in the new extension on ground floor. The total number of bedrooms and residents in the subject building would be reduced while ensuite bedrooms would be created to support disabled people.

3. Design

3.1 Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. With regard to rear extensions paragraph 4.10 of CPG1 outlines the Council's expectations in terms of design.

3.2 The proposed extensions would both have a depth of 5.7m. The two storey extension would have a width of 4m and height of 6.5m. The single storey extension would have a depth of 4.3m and height of 3.56m.

3.3 The proposed extensions are considered to be an appropriate scale which is subordinate to the host property which has four storeys. The materials proposed would be in keeping with the local context.

3.4. Bloomsbury Conservation Area Advisory Committee objected to the proposal concerning the overdevelopment that would infill the existing rear yards and obliteration of the identity of the closet wing. The proposed development would only infill part of the existing rear yards. There are existing conservatory and lower ground floor extension at the rear. The new extensions would replace the existing conservatory and lower ground level extension. The scale of development is considered acceptable given the host building has four storeys and existing gross internal floorspace of 107.3sqm. The proposed extensions, roof terrace and staircases would be within an enclosed courtyard at the rear of the subject property, not visible from the public realm. The proposed development would create a more defined building shape at the rear though it would alter the appearance of the closet wing.

3.5 No. 1 Taviton Street to the south of the site is a Grade II listed building. The proposed

development would face the blank side wall of this building therefore it is not considered that there would be unacceptable impact on the setting of the listed building.

3.6 The proposal is therefore in compliance with policy CS14, policy DP24 and DP25.

4. Amenity

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

4.2 Bloomsbury Conservation Area Advisory Committee objected to the proposal concerning the blockage of existing windows. The existing windows facing the courtyard are within the same property. On the northeast side, the two existing windows that would be blocked serve a kitchen and the circulation area. On the southwest side, the two existing windows that would be blocked serve the corridor. It is not considered that there would be unacceptable impacts upon the occupiers of the building in terms of loss of outlook or light. The proposed development would be enclosed within the subject building and the blank wall of No. 1 Taviton Street. The proposed development would have a similar maximum height as the existing side projecting wing adjacent to 9-11 Endsleigh Gardens. There would not be any unacceptable amenity impacts upon No. 1 Taviton Street or 9-11 Endsleigh Gardens in terms of overlooking, loss of light, outlook or privacy. The terrace proposed would be located adjacent to the proposed dining room and kitchen at ground floor level. It is not considered that the proposed terrace would intrude the privacy of the occupiers of the existing building due to the functions of the adjacent dining room and kitchen and the direction of the ground floor bedroom window.

4.3 The proposal is therefore in compliance with policy CS5, policy DP26 and CPG guidelines and is acceptable.

5. Recommendation

5.1 Grant conditional Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on *Monday 27th July 2015*. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mrs Anna Lutterodt
Sonnemann Toon Architects LLP
Quality House
6-9 Quality Court
Chancery Lane
London
WC2A 1HP

Application Ref: **2015/1316/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

22 July 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
12-14 Endsleigh Gardens
London
WC1H 0EH

DECISION

Proposal:

Erection of rear part one, part two storey extension at ground and lower ground floor level, installation of railings and staircases associated with the new roof terrace at the rear

Drawing Nos: 1377 (10) 001 Rev.P3, 1377 (11) 001 Rev.P3, 1377 (12) 001 Rev.P2, 1377 (21) 201 Rev.P2, 1377 (21) 202 Rev.P2, 1377 (22) 201 Rev.P2, 1377 (22) 202 Rev.P2, 1377 (22) 203 Rev.P2, 1377 (32) 002 Rev.P2, 1377 (32) 003 Rev.P2, 1377 (90) 005 Rev.P2, 1377 (90) 006 Rev.P2, 1377 (12) 001 Rev.P3, 1377 (40) 001 Rev.P1, 1377 (42) 001 Rev.P1

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 1377 (10) 001 Rev.P3, 1377 (11) 001 Rev.P3, 1377 (12) 001 Rev.P2, 1377 (21) 201 Rev.P2, 1377 (21) 202 Rev.P2, 1377 (22) 201 Rev.P2, 1377 (22) 202 Rev.P2, 1377 (22) 203 Rev.P2, 1377 (32) 002 Rev.P2, 1377 (32) 003 Rev.P2, 1377 (90) 005 Rev.P2, 1377 (90) 006 Rev.P2, 1377 (12) 001 Rev.P3, 1377 (40) 001 Rev.P1, 1377 (42) 001 Rev.P1.

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