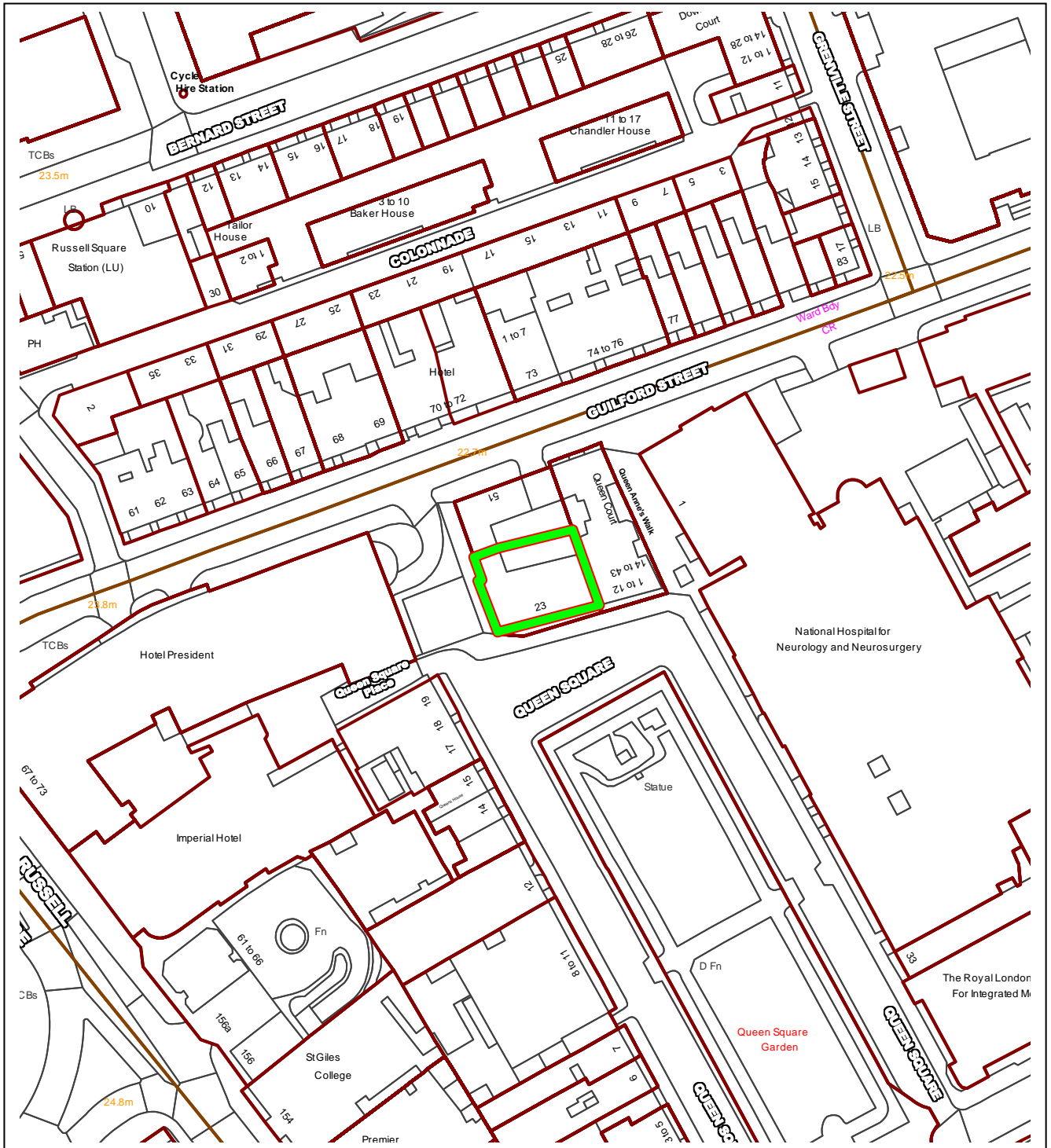


# 23 Queen Square (2015/3886/P)



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Photograph 1: Existing cycle store at lower ground floor level



Photograph 2: Proposed location of rear extension and external stairwell



Photograph 3: Rear elevation of host property



Photograph 4: Rear elevation of Queen Court to the north east





Photograph 5: Rear elevation of Guilford Court to the North. The only access to the rear courtyard can be seen to the bottom of the photograph



Photograph 6: View of the rear of the host building through the access gates on Guilford Street.

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>02/09/2015</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	20/08/2015
<b>Officer</b>			<b>Application Number(s)</b>	
Laura Hazelton			2015/3886/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
23 Queen Square London WC1N 3AY			Please 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>				
Rear extension at upper ground floor level				
<b>Recommendation(s):</b>		Grant conditional planning permission.		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>68</b>	No. of responses	<b>03</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
Summary of consultation responses:	<p>The application was also advertised in the local press on 30/07/2015 (expiring 20/08/2015) and a site notice was displayed between 24/07/2015 and 14/08/2015).</p> <p>3 objections were received from adjoining occupiers:</p> <p><b>Flat 9, Queen Court, Queen Square</b></p> <ol style="list-style-type: none"> <li>1. Design: The proposed materials are alien to the existing building's character and to the residential nature of the rear courtyard.</li> <li>2. Amenity: The rear courtyard (a shared amenity space) is residential in its character and ambience. The extension will be a significant intrusion into this space and highly visible to the majority of neighbouring apartments overlooking.</li> <li>3. Construction will cause noise, disruption and inconvenience to all the neighbouring parties as well as restricted movement and parking within Queen Square itself.</li> </ol> <p><i>Officer response</i></p> <ol style="list-style-type: none"> <li>1. Please refer to section 3 below for a detailed response.</li> <li>2. Please refer to section 4 below.</li> <li>3. Construction noise is not a material planning consideration; however noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. Building works must be carried out 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.</li> </ol> <p><b>2 Queen Court, Queen Square – (Queen Court RTM and Guildford Court Freehold Ltd.)</b></p> <ol style="list-style-type: none"> <li>1. Overshadowing and reduction of light into flats 3 and 9 Queen Court.</li> <li>2. The materials do not match the existing building. The extension should be in keeping with the existing building.</li> <li>3. Overlooking/loss of privacy – not enough information is provided about the size and type of windows in the D&amp;A statement.</li> <li>4. No noise/dust mitigation measures proposed.</li> </ol> <p><i>Officer response</i></p> <ol style="list-style-type: none"> <li>1. Please refer to section 4 below.</li> <li>2. Please refer to section 3 below.</li> <li>3. Please refer to section 4 below. The proposed elevation (plan number ELE_01 Rev.P2) shows the size and positioning of the proposed windows.</li> <li>4. Please refer to officer response 3 above.</li> </ol>					

	<p><b>Flat 3, Queen Court, Queen Square</b></p> <ol style="list-style-type: none"><li>1. Potential loss of light.</li><li>2. Concern about further applications to build higher in the future if this is granted.</li></ol> <p><i>Officer response</i></p> <ol style="list-style-type: none"><li>1. Please refer to section 4 below.</li><li>2. Additional planning applications would be required for any future development and would be assessed on its own merits.</li></ol>
<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p>The Bloomsbury Conservation Area Advisory Committee was notified of the application by email on 22/07/2015 but no response has been received to date.</p>

## Site Description

The application site comprises a basement, four-storey and roof level building at the north end of Queen Square, as occupied by the National Hospital for Neurology and Neurosurgery. It has a part red-brick and part Portland stone finish to the front façade, and a light-coloured brick to the rear.

The application site is not listed, but is located within the Bloomsbury Conservation Area and identified as making a positive contribution to the character and appearance of the conservation area.

## Relevant History

**TP/19371/22966** - The erection of a building on the land at the rear of No. 23, Queen Square, Holborn. Granted 01/07/1955

**16051** - The construction of a fourth floor roof extension for use as offices. Granted 23/05/1973.

**29323** - Construction of an extension at roof level and the use of the entire building for educational purposes, with the exception of the existing residential accommodation on part ground floor and part basement. Granted 10/01/1980.

**2012/6772/P** - Alteration to the main entrance at ground floor level for the provision of new vertical access lift within the lightwell of the Queen Square facade, including alterations to the front entrance steps in connection with the existing Hospital use (Class D1). Granted 11/02/2013.

## Relevant policies

### Planning Policy Framework 2012

### London Plan 2015, consolidated with amendments 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)

#### Supplementary Planning Guidance

Bloomsbury Conservation Area Appraisal and Management Strategy 2011



## Assessment

### 1.0 Proposal

1.1 Permission is sought for the construction of a single storey rear extension at upper ground floor level. The extension would project out to a depth of 3.65m, supported structurally by 4 black painted steel beams from the lower ground floor level. The extension would feature a single-pitched roof and would measure 10.8m wide, 4.3m high where it joins the host building, decreasing to 3.6m high.

1.2 The extension would be constructed from grey aluminium rainscreen panels and a dark grey standing-seam roof with 5 rooflights which would not project out more than 100mm from the roofline. The rear facing-windows would be black powder-coated metal framed windows to match the appearance of the existing windows to the rear of the host property.

### 1.3 Revisions

1.4 The rear window sizes and alignment were considered out of character and unsympathetic to the host property. The proposal was therefore amended at the officer's request to include three distinct window openings which reflect the existing windows in size, style and alignment.

### 2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Bloomsbury Conservation Area); and
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

### 3.0 Design and impact on Conservation Area

3.1 Policy CS14 aims to ensure the highest design standards from developments. Policy DP24 also states that the Council will require all development, including alterations and extensions to be of the highest standard of design and to respect the character, setting, form and scale of the neighbouring properties as well as the character and proportions of the existing building. Furthermore, Policy DP25 seeks to preserve and enhance the character and appearance of conservation areas.

3.2 CPG1 (Design) provides further guidance regarding rear additions and alterations, highlighting that rear extensions should:

- Be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features;
- Respect and preserve the historic pattern and established townscape;
- Not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure.

3.3 The application site is located within the historic Bloomsbury Conservation Area, characterised by a wealth of attractive Georgian and Regency Architecture. The Bloomsbury Conservation Area Appraisal and Management Strategy (2011) provides further guidance for development proposals in the area, and emphasises that proposals must preserve or enhance the character or appearance of the Bloomsbury Conservation Area. High quality design and high quality execution will be required of all new development at all scales. The appraisal also recognises that high quality successful modern design can be accommodated and enhance the

Conservation Area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces.

3.4 Within the Bloomsbury Conservation Area there are many interesting examples of historic rear elevations, and the original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area. The Appraisal and Management Strategy emphasises that rear extensions will not be acceptable where they would compromise this special character (paragraph 5.39).

3.5 The application site is located on the northern edge of Queen Square, adjacent to Queen Court and Guilford Court. The rear elevations of the three buildings overlook a central courtyard. Views of the rear elevation of the host property are therefore restricted to private views from residential properties at Queen Court and Guilford Court, with minimal views from the public realm through the gated access from Guilford Street. The development would not be visible from the front of the host building and the proposal is therefore considered to preserve the character and appearance of the surrounding Bloomsbury Conservation Area.

3.6 In terms of design, the proposed extension is constructed of grey aluminium panels with a grey standing-seam roof. This is not the same material as the rear elevation which is constructed of a light coloured brick; however, the use of aluminium is considered acceptable in this instance due to the lightweight nature of the extension. Furthermore, CPG1 advises that modern materials may be appropriate in the construction of extensions but should be used sensitively and not dominate the existing property (paragraph 4.7). The light grey colour of the aluminium panels, although not matching in material, are considered to be complementary to the existing rear elevation of the host property.

3.7 The extension would project out at upper ground floor level, supported by steel beams below. Due to the ground level sloping upwards away from the host property (please refer to photograph 2), there would be minimal views of the supporting beams and the extension would be read as a ground floor extension when viewed from the surrounding vicinity. This would also enable the existing outdoor amenity space below which houses cycle storage for the building to be retained.

3.8 The extension includes three windows the rear which are similar in size, style and alignment to the existing rear windows of the host building. They would feature black powder-coated aluminium window frames which would match the rest of the windows on the rear elevation. Five rooflights are proposed to the roof of the rear extension which would not project more than 100mm from the roofline and are therefore considered acceptable.

3.9 Although the proposal would see the loss of an existing window to the internal stairwell adjoining Guilford Court, the proposals would retain the window and block it up with drylining, enabling the window to be reinstated in the future if necessary.

3.10 Overall, the extension is considered a subordinate addition to the host property in terms of design, scale and situation that does not harm the appearance of the host property. Furthermore, due to the restricted public views of the development, it is considered to preserve and enhance the wider Bloomsbury Conservation Area and is therefore considered acceptable in terms of its design and impact.

#### **4.0 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. CPG6 (Amenity) provides further specific guidance with regards to privacy, overlooking and outlook.

4.2 The proposed extension is bounded by an external staircase to the east and the internal stairwell of the host property which projects to the north west of the application building. The external window of this stairwell will be blocked up, but this is not considered to harm the amenity of occupants of the building due to its use as a stairwell. Below the proposed extension, the lower ground floor of the host building is in use as a staff changing room, with obscure-glazed windows. Although the proposal is likely to result in a reduction in light

levels to this room, it is not considered to cause harm to the occupants as the room would only be used for brief periods at any time.

4.3 In terms of the impact on the amenity of neighbouring residents at Guilford Court and Queen Court, regard must be had to the potential harm caused to their outlook, privacy and daylight. Due to the extension's position at upper ground floor level, bounded by existing stair wells, the proposal is not considered to cause any negligible harm to the existing levels of light entering neighbouring windows.

4.4 In terms of overlooking and loss of privacy, the proposal includes three windows in the same position on the rear elevation as the existing windows. The windows would be located 7.2m from the opposite windows to the rear of Guilford Court. Although relatively close, the original windows are only located 11m away at present, the proposed windows would be the same size and position as the existing windows and are not therefore considered to result in any additional harm to neighbouring privacy than the existing situation. Furthermore, the extension would be providing additional office space and the rooms would only be in use during normal working hours.

4.5 Although the proposal would be visible from the rear windows of the surrounding residential properties, the rear courtyard is mainly characterised by cycle stores and bin stores and is not currently used as an external amenity space. Any harm caused to the outlook of surrounding residents is not considered a sufficient reason to warrant refusal of the application.

## **5.0 Conclusion**

5.1 Although the proposal does not match the existing property in terms of the materials used, the extension would be read as a lightweight, subordinate addition to the host property, which is sympathetic in colour and design. The development would not be readily visible from the public realm, if at all, and the extension is not considered to cause harm to the amenity of neighbouring occupants. The proposal is therefore considered acceptable.

## **6.0 Recommendation**

6.1 Grant permission subject to the condition that a sample panel of the aluminium sheeting demonstrating the proposed colour, texture and bonding shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given.

Mr Robert McCabe  
Llewelyn Davies  
3rd Floor, 3-5 Rathbone Place  
London  
W1T 1HJ

Application Ref: **2015/3886/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 1017

26 August 2015

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**23 Queen Square  
London  
WC1N 3AY**

**DECISION**

Proposal:  
Rear extension at upper ground floor level  
Drawing Nos: ELE\_01 Rev.P1, LD\_X\_L00 Rev.P1, ELE\_01 Rev.P2, LD\_0\_L00 Rev.P2,  
SP\_00 Rev.A and Design and Access Statement revision B dated 25 August 2015.

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 policies 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: ELE\_01 Rev.P1, LD\_X\_L00 Rev.P1, ELE\_01 Rev.P2, LD\_0\_L00 Rev.P2, SP\_00 Rev.A and Design and Access Statement revision B dated 25 August 2015.

Reason:

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

- 4 A sample panel of the aluminium sheeting demonstrating the proposed colour, texture and bonding shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

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**