

Delegated Report		Analysis sheet		Expiry Date:		16/06/2015	
		N/A / attached		Consultation Expiry Date:		29/05/2015	
Officer				Application Number(s)			
Yuyao Gong				2015/2276/P 2015/2597/L			
Application Address				Drawing Numbers			
9 Jeffrey's Street London NW1 9PS				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
P- Installation of 2 rooflights into roofslope. L- external and internal alterations in association with installation of 2 rooflights into roofslope							
Recommendation(s):		Refuse permission and consent					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No response has been received.					
CAAC/Local groups* comments: *Please Specify		Jeffreys St CAAC- No response has been received.					

Site Description

No. 9 Jeffrey's Street is part of the 2 pairs of linked semi-detached houses built in early C19. It has stucco fronts with brick returns and slated pitched roofs with central tall slab chimney-stacks. The building is Grade II listed and has two storeys and basements, three windows and central bays blind. The site is located in Jeffrey's Street Conservation Area.

Relevant History

2014/6640/P - Erection of a single storey rear extension, external and internal alternations to Grade II listed building. - **Granted**

2014/6870/L - Erection of a single storey extension, external and internal alternations to Grade II listed building – **Granted**

2015/2597/L - External and internal alterations in connection with the installation of 2 rooflights into the roofslope and removal of 1st floor ceilings to bedrooms/bathrooms. – **Granted**

2015/3430/P - Alterations to the reconfiguration and the reduction in size of the proposed roof light to the rear extension, adjustment to the brickwork nibs to either side of the rear window/door and the substitution of brickwork with zinc to the rear extension and adjustment to the rear door and window mullions and transom centres to the single storey rear extension to Grade II Listed Building approved under planing permission 2014/6640/P and Listed Building 2014/6870/L dated 09/03/2015 – **pending**

2015/4347/L- Alterations to the reconfiguration and the reduction in size of the proposed roof light to the rear extension; adjustment to the brickwork nibs to either side of the rear window/door and the substitution of brickwork with zinc to the rear extension; adjustment to the rear door and window mullions and transom centres to the rear extension to rection of single storey extension to Grade II Listed Building approved under planing permission 2014/6640/P and Listed Building 2014/6870/L dated 09/03/2015 - **pending**

Relevant policies

LDF Core Strategy

CS14 Promoting high quality places and conserving our heritage

CS5 Managing the impact of growth and development

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

National Planning Policy Framework (NPPF) - paras 126-141

The London Plan March 2015, consolidated with alterations since 2011- paras 7.4- 7.9

Assessment

The proposal is to instal 2 rooflights on the side roofslope behind the front parapet of this dwelling house, plus the associated removal of first floor ceilings in their entirety except for the small area of the stair landing. The original ceiling form would be lost in the two rooms and bathroom as would the floor-to-ceiling heights, room proportion and volume.

Issues- impact on amenity, on conservation area and streetscene, on house as listed building

Amenity- the rooflights do not face any windows and only marginally project above the roofslope so there is no impact on neighbour amenity.

External character and appearance- The rooflights are hidden from view behind the front parapet which completely masks this side-sloping roof profile. Hence they will have no impact on the streetscene or the general conservation area.

The sole issue remains of the impact on the listed interior, proportions and fabric which is considered to be harmful.

Listed building

The Heritage Statement cites that providing internal light wells through the existing ceilings would produce an out of scale and over-complex ceiling form. The raising of the first floor ceilings will constitute a more harmonious modern intervention, enhancing the sense of space within the rooms without destroying any features of heritage significance. It also states that the proposal represents a reversible change in an area of low heritage significance.

However, the proposed new proportions and an open view to the roof structure would be at odds with the traditional form of the top floor of this London terrace house. It also fails to address the significance of the top floor as it relates to the hierarchy of the building based on classical architecture that is so typical of a London terrace house.

Generally, a London terrace house's significance is derived from fabric and plan form, as well as the features and characteristics of special note to that individual building including its contribution to the group if applicable. The special interest of this building is easily discernible as a London terrace house, evidenced in its original features typical of the period and building typology including its plan form.

A house's plan form consists of the well-defined spaces created by internal division through the location of walls, staircases, chimney breasts and the resultant compartments and secondary spaces such as halls. It is also based on hierarchical order of space throughout including floor-to-ceiling height. The building's floor-to-ceiling height, volume and proportion on individual floors and as they relate to other floors is a considered approach, diminishing from more important floors below as does its decorative order. The floor-to-ceiling height contributes to the overall room volume and proportion and spaces within the house.

As such, the house's internal division of space and ceiling height are not random and cannot be dismissed as unimportant, even at top floor.

Necessary repairs to maintain the house are not a reason to make alterations that would harm the building's significance. Therefore, the following comment in the Heritage Statement for making alterations rather than resolving the issue is not a justification for the proposals:

There is a need to remove redundant metal water tanks within the bedroom roof space. This will inevitably involve making large openings in the relevant ceilings. The back bedroom ceiling is bowed

and there is evidence of water damage. It is possible that the ceiling joists at this point have become rotten.

In addition, the statement states that several ceilings appear to be plasterboard finish rather than the original lath and plaster construction.

However, proposals for alterations to a listed property should be informed by an understanding of building fabric and not by conjecture. Regardless, non-original or modern fabric is not justification for wholesale stripping out of the ceiling on the first floor, exposing the roof structure, creating larger room volumes and ceiling heights. It would be harmful to significance because it would change the planned hierarchy of space within the context of the whole house.

Personal desire to suit the tastes of individuals and that result in harm to the significance of the listed building is not justification for the proposals. Therefore, the personal desire to introduce an understandably welcome sense of height into the low bedrooms as stated in the Heritage Statement is not reasonable justification for the harm that would be caused.

Finally the Heritage Statement cites paragraph 126 of the NPPF with regard to putting heritage to viable uses consistent with their conservation.

This listed building is already in its viable use as a single family dwelling house for which it was constructed. Removing the ceiling of the house on its top floor does not change the use or make it any more viable than at present.

Conclusion

Whilst this floor of the house does not incorporate elaborate decorative elements of significance, the ceiling heights, simple decorative elements, and general arrangements of rooms reflect the lower status within the hierarchy of the building. Demonstrable harm would be caused to the designated heritage assets as a result of the proposals. In this instance no compelling argument for wider benefits, such as better revealing significance of this Grade II listed building or longer term sustainability have been presented. As such, the Council does not consider that justification for the loss of historic fabric has been made.

The Council does not consider that the benefits of the removal of first floor ceilings, exposing the roof structure and changing ceiling height, room volume and proportion demonstrably outweighs the harm to the significance of the building, and as such cannot be considered acceptable. Good conservation practice and Camden's LDF Policies CS14 and DP25 and Camden's SPG seeks to retain original or historic fabric wherever possible, which is good conservation practice. The removal of the beams would therefore fail to accord with the NPPF and these LDF policies.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

There are no harmful impacts on other planning-related issues.

Recommendations- refuse pp and lbc on harmful impact on fabric and interior of listed building

