

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	02/05/2016
		N/A / attached	<b>Consultation Expiry Date:</b>	
<b>Officer</b>		<b>Application Number(s)</b>		
Ian Gracie		2016/0254/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
107 King's Cross Road London WC1X 9LR		Site Location Plan; GUZEL 107.401 KINGS CROSS LOCATION; GUZEL 107.41 KINGS CROSS EXG FLATS; GUZEL 107.412 KINGS CROSS EXG FLOOR LG & GF; GUZEL 107.421 KINGS CROSS EXG ELEVATIONS; GUZEL 107.421A KINGS CROSS PRO REAR EXT; GUZEL 107.432A KINGS CROSS PRO ELEVATIONS; GUZEL 107.433 KINGS CROSS PRO FLANK ELEVATIONS.		
<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 single storey rear extension at first floor level.				
<b>Recommendation(s):</b>		Refuse Planning Permission		
<b>Application Type:</b>		Full Planning Permission		

<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>09</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<p>Public consultation on the application was carried out on 14/03/2016, by means of 9 letters to neighbouring/nearby occupiers. A site notice was erected on 16/03/2016, expiring on 06/04/2016. A press notice was published on 17/03/2016, expiring on 07/04/2016.</p> <p>One letter of objection has been received a summary is provided below:</p> <ul style="list-style-type: none"> <li>• If I am not mistaken is there not an ongoing dispute over a previous planning application on this property in regard to the use.</li> <li>• The council ruling if I remember was that he must conform to the original planning application, something I can assure you he did not do it is still two self-contained units.</li> <li>• The rear 1st floor extension will be built over a previous ground floor extension but the walls on both sides of that extension are just garden boundary walls and therefore would not have sufficient foundations to support a first floor extension. Any collapse on the rear Thamesline railway line could result in a tragic and fatal railway accident.</li> </ul> <p><b>Officer response:</b></p> <ul style="list-style-type: none"> <li>• <b><i>See Relevant History section.</i></b></li> <li>• <b><i>The structural stability of a single storey rear extension is not a planning consideration but is dealt with via Building Regulations.</i></b></li> </ul>					
<b>CAAC comments:</b> *Please Specify	<u>Bloomsbury Conservation Area Advisory Committee</u>  No response.					

## Site Description

The site is located on the west side of Kings Cross Road, between the junctions with Frederick Street and Acton Street. The building is three storeys with an existing mansard roof extension and basement. The building is recognised as a positive contributor within the Bloomsbury Conservation Area.

At ground floor level there is a retail unit with residential uses on the upper floors. There is a separate access from Kings Cross Road to the residential units above. There is an existing rear terrace at first floor level.

## Relevant History

**2013/2659/P** – Conversion of existing single dwelling into 1 x 1 bedroom flat at first floor level and 1 x 2 bedroom flat at second and third floor levels (Class C3). – **Granted conditional planning permission subject to a S106 and warn of enforcement action on 19 November 2013.**

**2013/7718/P** – Conversion of 2nd and 3rd floors into 2x 1- bedroom self-contained flats. – **Refused and Warning of Enforcement Action to be Taken on 9 April 2014. Appeal Dismissed on 26 August 2014.**

**ENFORCEMENT – EN14/0041** – The unauthorised conversion of a three-bedroom maisonette (Class C3) located on the first, second and third floors into three one bedroom flats located one on each upper floor, and the use of these one-bedroom flats as temporary sleeping accommodation (Sui Generis) – **Notice Complied With on 7 November 2014.**

## Relevant policies

### National Planning Policy Framework (2012)

Paragraphs 12, 14, 17, 56-66, 126-141.

### London Plan (2015)

Policies 3.4, 3.5, 7.4, 7.6 and 7.8

### Local Development Framework

#### Core Strategy (2011)

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

#### Development Policies (2011)

DP2 – Making full use of Camden's capacity for housing

DP16 – The transport implications of development

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

#### Supplementary Guidance

CPG 1 – Design (2015) – Section 4

CPG 2 – Housing (2015) – Section 4

CPG 6 – Amenity (2011) – Section 6 & 7

## Assessment

### 1. Proposal

1.1 The applicant seeks planning permission for the:

*“Erection of single storey rear extension at first floor level.”*

1.2 The proposal comprises the following elements:

- First floor rear extension with a height of 3.9m;
- An extension to a depth of 3 metres on one flank elevation and 4 metres on the other by virtue of the existing rear wall not being parallel with the front elevation of the building;
- It will be constructed of brick to contrast with the existing white rendered rear wall;
- French doors will be installed to allow access to the rear terrace to match existing.

1.3 The main issues to consider in this case are as follows:

- Design and heritage;
- Impact on the amenity of adjoining occupiers;
- Standard of accommodation.

### 2. Design and heritage

2.1 Policy DP24 (Securing high quality design) requires that all developments, including alterations and extensions to existing buildings, will be expected to consider:

- a) the character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed.*

2.2 Policy DP25 also notes that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

2.3 With regards to rear extensions, CPG1 (Design) sets out a number of criteria that rear extensions should accord with. The relevant points include:

- It must be secondary to the host building in scale and proportion;
- Respect and preserve the architectural period and style;
- Respect and preserve the historic pattern of the surrounding area;
- Not cause a loss of amenity to adjacent properties;
- Allow for the retention of a reasonably sized garden (or amenity space).

2.4 When considering the proposed extension within the context of the parent building, extensions should respect the character and proportions of the existing building. Given the full width nature of the extension it would fail to respect the proportions of the property, appearing overly dominant at this elevation position, to the detriment of the integrity of the parent building.

2.5 The application site is part of a terrace of buildings between 105-113 (odd) King's Cross Road which wrap around the corner leading to Frederick Street. Some of the buildings face slightly

towards each other to the rear creating irregular plots. This is particularly prevalent between 105 and 109 (odd) King's Cross Road. This has created rather small plots of land which includes the application site. Most of these buildings include a ground floor rear extension but none incorporate a rear extension at first floor level. This is particularly appreciable from views along Acton Street where the consistent pattern of development to the rear of the terrace can be seen.

- 2.6 In terms of height, rear extensions should respect the existing pattern of rear extensions where they exist. In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged. Although the extension would be set down a storey below the eaves level, it is considered this would not secure it as a subservient addition to the rear of the property. This would be the only extension at first floor level within this terrace of properties and is considered to detract from the rear of this terrace of properties, views of which would be prevalent along Acton Street. At present along Acton Street there is a boundary wall which provides screening for the ground floor level of the terrace however views of the first floor level are readily available from within the Conservation Area. As this would be the only extension at this level with poor detailed design the extension would cause harm to the character and appearance of the conservation area, contrary to Policy DP25.
- 2.7 In conclusion, it is considered that the addition of a first floor rear extension in this location would be unacceptable as the proposal would not accord with policy DP24 as it fails to consider the character, setting and context and the form and scale of the surrounding buildings. As such, the proposal also fails to preserve and enhance the character and setting of this part of the conservation area as required by policy DP25. The proposal does not therefore accord with policies CS14, DP24 and DP25 of the Local Development Framework nor would it comply with the guidance as set out within CPG1 (Design).

### **3. Impact on the amenity of adjoining and future occupiers**

- 3.1 Policy DP26 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors to consider, and which are particularly relevant to this case, include sunlight, daylight, outlook and overlooking.
- 3.2 As a result of the proposal, it is not considered that the levels of privacy or overlooking would be materially different to what currently exists. The proposed extension would extend along the existing first floor terrace and a smaller section of the existing terrace would remain.
- 3.3 With regards to the amenity impact on adjoining occupiers, it is not considered that the proposed extension will significantly harm the amenities of neighbours on either side of the application site in terms of both outlook and loss of light.
- 3.4 What's more, it is considered that the residential unit as a result of the extension will receive sufficient light to accord policy DP26 of the London Borough of Camden Local Development Framework Development Policies document.

### **4. Standard of accommodation**

- 4.1 Policy DP26 requires that developments provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space. Developments are also required to provide facilities for waste storage, bicycle storage and outdoor amenity space.
- 4.2 The existing 1-bed unit covers 29sqm of floorspace. Under current national floorspace standards the unit does not meet the required floorspace levels for single storey 1-bed units. The proposed extension of 11sqm will allow the unit to meet current requirements of 37sqm for 1-bed units. It is also considered that the provision of a 5.5sqm terrace at first floor level is

considered acceptable. This area will also retain the refuse store which currently exists on site and is considered acceptable.

4.3 As this is an improvement on the existing situation, the increase in floorspace is welcomed and therefore complies with policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and DP2 of the London Borough of Camden Local Development Framework Development Policies document.

## **5. Recommendation**

5.1 Refuse planning permission.