

Delegated Report		Analysis sheet		Expiry Date:	25/11/2016
		N/A / attached		Consultation Expiry Date:	28/10/2016
Officer			Application Number(s)		
Matthew Dempsey			i) 2016/4569/P ii) 2016/4818/L		
Application Address			Drawing Numbers		
Basement Flat 65 Grafton Way London W1T 6JA			Site Location Plan, BE616/100, BE616/101.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
i) Single storey extension within rear basement courtyard. ii) Single storey extension within rear basement courtyard with creation of en-suite to master bedroom.					
Recommendation(s):		Refuse planning application. Refuse listed building consent.			
Application Type:		i) Full Planning Application ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Please refer to Draft Decision Notice.					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	23	No. of responses	02	No. of objections	01
Summary of consultation responses:	<p>Site and press notices were published from 07/10/2016, and consultation ended 28/10/2016.</p> <p>1x comment and 1x objection were received, stating that; documents were not available for the public to view online. These came from the occupiers of; 67 Grafton Way, and; 15A Conway Street.</p> <p>Officer response:</p> <p>Information had not been made public correctly. The application was re-consulted with documents made available for the full statutory period. No further response was received from any adjoining occupiers.</p> <p>Additional note: The planning application in question reference: 2016/4569/P was initially submitted as a householder application without an associated listed building consent application form. This was incorrectly validated and a consultation exercise was initiated, however documents were not made available for the public to view. Having realised the error, the applicant was contacted and asked to submit the correct form(s); these were received 30/09/2016 and a new consultation was carried out, under references: 2016/4569/P (Planning Permission) and 2016/4818/L (Listed Building Consent).</p>					
CAAC comments:	<p>The Bloomsbury CAAC was notified. To date no response has been received.</p>					

Site Description

65A Grafton Way is a basement level flat, created from a previous property conversion regularised with a certificate of lawful development application in 2004 (see relevant history section). The building has five storeys including basement level. The basement flat is accessed via a small front courtyard with steps down from street level to the front door. The rear courtyard is enclosed on all sides by the host building and surrounding properties and is paved with original York stone. The rear courtyard is accessed via a door from the rear non-original closet extension which also features a modern style window. The courtyard is overlooked by the four flats above from the rear elevation of each, and from the ground floor flat by a single window in the closet wing above the second bedroom of No.65A. The basement flat has one further window facing the rear courtyard from the rear elevation which is an original feature and is a 4x4 glazed timber frame sash window from the master bedroom.

65 Grafton Way is a grade II listed building located within close proximity of Fitzroy Square and within the Fitzroy Square Conservation Area. The Conservation Area is situated in the western portion of the London Borough of Camden, adjacent to its boundary with the City of Westminster.

Relevant History

2004/1349/P – 65 Grafton Way. Application for certificate of lawfulness for an existing use as five self-contained flats. **Granted, 31/03/2004.**

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

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

CPG1 (Design) July 2015;

Chapter 2 – Design excellence

Chapter 3 - Heritage

Chapter 4 - Extension, alterations and conservatories

CPG6 (Amenity) September 2011;

Chapter 6 – Daylight and sunlight

Chapter 7 – Overlooking, privacy and outlook

Fitzroy Square Conservation Area Appraisal and Management Strategy (FSCAA&MS) 16/03/10.

Fitzrovia Area Action Plan 6. Fitzroy Square Character Area (December 2012).

Assessment

1.0 The proposal.

- 1.1 The proposal seeks approval for a single storey flat roof extension to the rear of the basement level flat within the courtyard. This would enlarge the smaller bedroom to the rear.
- 1.2 The proposal includes the installation of timber framed double glazed double doors and a full height double glazed window in the closet wing elevation from the extended second bedroom, as well as a new full height opening double glazed window from the master bedroom at the rear elevation.
- 1.3 The remaining courtyard would form a light-well for the two bedrooms. Any new exterior walls are proposed to be rendered and painted white to match the existing.
- 1.4 Incorporated within the extension would be an en-suite bathroom to the master bedroom. Installation of this would require the removal of an original timber framed sash window to the rear elevation.
- 1.5 Some alterations to the guttering will be required to carry out the works. The applicant has indicated that any new guttering would be 'black HR PVCu' to match the existing. Furthermore there is an existing man-hole cover in the courtyard floor which the applicant has discussed with Thames Water and has confirmed a feasible solution is in place, although no specific detail is provided.
- 1.6 The main considerations with this application are conservation, design and amenity.

2.0 Assessment

Conservation and Design

- 2.1.0 The application site is within the Fitzroy Square Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, under Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990.
- 2.2.0 The host building is Grade II listed and the Council has a statutory duty, under Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- 2.3.0 Officers have looked at the existing and proposed plans, and have come to the view that these applications are likely to be unacceptable in principle as the proposals are for an extension at rear basement level which will have an adverse impact on the plan form of the listed building, as well as on the pattern of development along the terrace in question, plus the urban grain of the conservation area. As such the proposals are rather piecemeal in nature and constitute overdevelopment, leaving very little outside space to the rear. To conclude, they detract from the building's special interest and have an adverse impact on the Fitzroy Square Conservation Area.
- 2.4.0 There is particular concern about the proposed loss of the original window to the rear elevation. The Conservation Area Appraisal and Management Strategy (CAA&MS), adopted 16/03/2010 states;
- 2.5.0 "Alterations and extensions have had a detrimental impact cumulatively and individually on the character and appearance of the area. Examples within the area include: The replacement of historic fabric with inappropriate materials or details such as inappropriately detailed or proportioned doors, windows, downpipes or railings" (12.4 Fitzroy Square CAA&MS).

2.6.0 “The appearance of all buildings of historic interest (listed and unlisted) within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows, porches and front doors, can have considerable negative impact on the appearance of a historic building and the area” (13.2 Fitzroy Square CAA&MS).

2.7.0 “In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair” (13.21 Fitzroy Square CAA&MS).

2.8.0 Furthermore the Fitzrovia Area Action Plan highlights that buildings in this location retain much of their original character and have significant consistency in terms of the architectural treatment of the terraces (6. Fitzroy Square Character Area).

2.9.0 The applicant addressed the loss of the original rear window in their heritage statement by stating they did not feel it represents a significant harm to the heritage asset, and that modern materials and contemporary styles may be used. However it should be noted that this window would appear to be in good order. The applicants’ heritage statement also suggests similar work has been successfully approved and carried out at John Nash villas in Regent’s Park. However this is anecdotal and does not include any evidence as well as being within a separate local planning authority (City of Westminster). The cited Nash Villas in Regent’s Park generally have appreciably larger courtyard spaces, therefore extending into these spaces may allow for the retention of an acceptable amount of outside space. Single storey extensions of a similar type could be acceptable in a larger courtyard space where original fenestration can be retained or has already been lost.

2.10.0 It is evident that the proposed scheme would harm the special interest of the listed building and the character and appearance of the Fitzroy Square Conservation Area by almost filling the entirety of the rear yard of the property at lower ground floor level. As such there would be almost no outside space serving the basement flat. The external area which is part of the historic layout of the property and its setting, and which plays an important role in the urban grain and historic development of the conservation area. The principle of building in this space is therefore considered to be unacceptable.

Amenity

2.11.0 The loss of almost all outside space to the rear will have an unacceptable impact on residential amenity. DP24.5 states ‘design should respond creatively to its site and its context’ and ‘should take into account the pattern and size of blocks, open spaces, gardens and the urban grain’. Development policy DP26.2 states that; “development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties”, whilst it is accepted that the existing occupier is the applicant for this proposal, account should also be taken of any future occupiers and the need for usable outside space. DP26.12 supports this view; “outdoor amenity space provides an important resource for residents, which is particularly important in Camden given the borough's dense urban environment”.

2.12.0 It should be noted, there would be a reduction in already relatively poor light levels in both rear bedrooms given the angle that natural light would have to travel to reach the proposed new fenestration in each of these rooms. Although there would be an increase in living accommodation for the rear bedroom, and the additional en-suite bathroom would improve the living standards internally for the occupants of the master bedroom, there would be a loss of more than 50% of outdoor space. The proposal would reduce total available outside space from 8.4sqm to less than 3sqm. Any outlook from the proposed new windows would be severely compromised by the nature of the remaining courtyard space and there would be very little scope to promote biodiversity.

3.0 Recommendation

4.1.0 Refuse Planning Permission

4.2.0 Refuse Listed Building Consent