

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	30/05/2016
		N/A		Consultation Expiry Date:	05/05/2016
Officer			Application Number(s)		
Tania Skelli-Yaoz			(1) 2016/1249/P (2) 2016/1780/L		
Application Address			Drawing Numbers		
12 Leverton Street London NW5 2PJ			See decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
		Sarah Freeman			
Proposal(s)					
(1) Replacement single storey rear extension. (2) Erection of single storey rear extension, with glazed roof, to replace existing extension. Internal alterations to include blocking off 2 ground floor openings, creating 1 ground floor door opening, installing new ground floor lavatory, installing bathroom within existing rear first floor room, alterations to non-original fireplace at ground floor, relocating attic sink and installing shower to create wet room.					
Recommendation(s):		(1) Grant conditional planning permission (2) Grant conditional listed building consent			
Application Type:		Householder Application Listed Building Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	<p>SN was displayed between 14/4/16-5/5/16 PN was advertised on 8/4/16 (21 days consultation period until 29/4/16)</p> <p>1 adjoining resident made a comment and 1x adjoining resident raised an objection, raising the following concerns:</p> <p><u>Design</u></p> <p>1. Height and depth of rear extension</p> <p><u>Conservation</u></p> <p>2. Removal of original fireplace and replacement with regency style fireplace</p> <p><u>Amenity</u></p> <p>3. Loss of light due to additional height to party wall (not shown)</p> <p><u>Officers' comments:</u></p> <p>1. The height and depth of the rear extension is detailed below in section 3.1. It is considered similar to that existing with 1m addition to its depth and altogether subordinate to the existing building.</p> <p>2. There are no fireplaces proposed to be removed. Only the surround of the front ground floor room is proposed to be replaced (not original) and is subject to details.</p> <p>3. No loss of light is considered likely to the small increase in the party wall which is less than 0.3m at its highest point and no deeper than the proposed extension.</p>					
CAAC comments:	<p><u>Bartholomew Estate and Kentish Town CAAC:</u> Objection</p> <p>4. Proposals too radical for the size of house and fails to preserve the identity of the house for which the grade 2 was granted. The fireplaces and walls on the ground floor contribute to the identity of the house.</p> <p><u>Officers' comments:</u></p> <p>4. The proposal has been significantly revised to omit all controversial elements including removal of chimney breasts, fireplaces and walls.</p>					
Site Description						
<p>The site comprises a terraced 2-storey traditional house. The house is grade II listed and lies within the Kentish Town Area. Nos. 2-26 Leverton Street are listed within the terrace and the terrace across from the site is also listed. The site lies within the Kentish Town Neighbourhood Area.</p>						
Relevant History						
None.						

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage

DP2 Making full use of Camden's capacity for housing
DP24 Securing high quality design
DP26 Managing the impact of development on occupiers and neighbours

Supplementary Planning Policies (updated 2015)

CPG1 Design
CPG6 Amenity

Kentish Town Neighbourhood Plan 2016
London Plan 2016

Assessment

1.0 Proposal

1.1 The proposal is to replace the existing rear single storey extension and modernise the interiors of the 2-storey historic building.

2.0 Revisions

2.1 Several originally proposed alterations to the building have been removed from the proposal, these include:

- blocking up ground floor fireplace and inserting flue ventilation grille following removal of chimney breast
- removing chimney breast on all floors
- removing internal walls to ground floor rear room
- installing new partition walls to first floor to create shower room
- creating a new first floor door opening
- relocating existing first floor door opening and creating a new first floor door opening

3.0 The main considerations with this application are conservation, design and amenity implications, as follows:

3.1 Design & conservation

- A brick and glass replacement rear extension with mono-pitch glazed roof and pair of double-glazed timber French doors is proposed. The extension is of similar height with a slightly raised party wall (small addition to one side only) and 1 meter deeper than existing. Specifically the current extension measures 2.4m x 2.7m high and proposed at 3.4m deep x 2.65m high. Both the existing extension and the proposed design is full-width.
- Existing pipework is proposed to be repaired and painted black and new cast iron rainwater pipes are proposed to the rear goods to match existing
- Block up existing opening adjacent to the staircase within entrance hallway with recess shown to refer to original location.
- Block up rear WC opening into rear extension
- Create new opening from hallway to middle room at ground floor
- Internal repairs to walls, ceilings and plasterwork – to be conditioned for detail
- As alterations to the rooms layout at 1st floor were omitted; the revised design retains the original room layout and

includes a bathroom in the rear room.

- A new wet room/ bathroom is proposed in the attic with 2x ventilation vents to the rear elevation

3.2 All of the above elements have been assessed by the Conservation officer and are considered acceptable in this instance. They are considered to retain the original form, layout and fabric of the historic building and therefore comply with policy DP25.

3.3 The proposed replacement rear extension is considered to be subordinate to the original building and will result in an improved appearance to the listed building. The extension is not visible from the public realm and is not considered to be harmful to the character and appearance of the Kentish Town CA.

4.0 Amenity

4.1 The proposed replacement rear extension and small addition to the northern party wall is not considered to result in loss of daylight & sunlight due to the small increase. The proposal is of modest scale and similar to that existing on site and at many adjoining properties.

5.0 Conclusion

5.1 The proposed replacement rear extension and internal works are considered acceptable subject to conditions. In particular, further details are requested under the listed building consent for details such as pipework, fireplace surround, method statement of repairs, brick and vents sample and other.

6.0 CIL

6.1 No liability as extension below 100sqm.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Executive Director Supporting Communities. Following the Members Briefing panel on Monday 8th August 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.