

Delegated Report		Analysis sheet		Expiry Date:	31/01/2017
(Members Briefing)		N/A		Consultation Expiry Date:	02/02/2017
Officer			Application Number(s)		
Nora-Andreea Constantinescu			2016/6642/P		
Application Address			Drawing Numbers		
9 Jeffrey's Place London NW1 9PP			See Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Various alterations to the front and rear elevations including erection of roof extension to office building (Class B1a).					
Recommendation(s):		Grant conditional permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	Site notices	12/01/2017-02/02/2017	No. of responses	8	No. of objections	8
	Press notice	12/01/2017-02/02/2017				
Summary of consultation responses:	<p>The residents at numbers 3, 10 Ivor Street; 4, 5, 12, 14, 15, 16, 18 Jeffreys Place have objected to the proposed development on the following grounds:</p> <p><u>Impact on the host dwelling, character of the area and Conservation Area</u></p> <ul style="list-style-type: none">-scale and appearance would harm the character and appearance of the host building and would fail to preserve the character of the CA-proposal would remove the hoists, add a balcony out of keeping with the existing façade-cheap fenestration, no attempt to match the character of the existing windows/ crittall windows unsuitable – better replaced with timber sliding sash windows-additional height detracts from the views from Jeffrey’s Place of the largely unspoilt roofs of the surrounding terraces in Ivor Street, Jeffrey’s Street and Royal College Street-fails to offer good design which enhances the CA-lack of respect for historic context-use of inappropriate materials – zinc-inappropriate bulk or height-the garage doors should be retained-Planning Inspector recently supported refusal of a similar addition on 7-8 Jeffreys Place.-no architectural or aesthetic merit <p>Officer response:</p> <ul style="list-style-type: none">-the revised scheme has addressed the concerns in relation to the scale and appearance of the proposed roof extension; zinc materials are considered acceptable- see paras 3.4 to 3.7-the hoist would not be removed, but the opening will be filled in with a crittall window. The proposed window and balcony are not considered to cause significant harm to the appearance of the host dwelling – see para 3.7-the revised proposal is not considered to detract from the views from Jeffrey’s Place due to its subordinate bulk and scale and adjacent location to the building at no 7-8 Jeffrey’s Place – see para 3.6-the garage doors are retained and refurbished – see para 3.7-the existing property at nos 7-8 is a former factory with great internal ceiling height, significantly higher than the adjacent buildings at nos. 5, 6 and 9 Jeffrey’s Place. The existing building itself appears to have a bulk and mass out of context and therefore an extension to this already large existing building has not been supported by the officers under planning application 2015/4920/P. In this instance, the development at no. 7-8 and the application site cannot be compared given the existing nature of the properties and site constraints – see Relevant History for reasons for refusal					

at no. 7-8.

Impact on nos 8-10 Ivor Street, Grade II listed buildings to the rear:

- impact on the setting of Grade II listed buildings to the rear at 8-10 Ivor Street
- the balcony to the rear impacts the Grade II to listed buildings on Ivor Street
- overlooking of the residential properties opposite and to the rear
- loss of light to the Grade II listed buildings to the rear

Officer response:

- the proposal has been revised in order to respond the impact in terms of overlooking of the listed buildings at nos. 8-10 Ivor Street – see paras 4.2 and 4.3
- the proposal does not include a balcony to the rear. The green roof proposed at the rear of the extension would not be used as a balcony and will be conditioned as such.
- due to the siting and location of the application property and listed buildings as well as sunlight orientation, it is not considered that harmful loss of light would be caused to the listed buildings at nos. 8-10 Ivor Street.

Impact on nos 14,15,16 Jeffrey's Place at the front of the property

- impact in terms of loss of light and privacy to the bedrooms and living spaces to the flats in front of the application site nos 14,15,16 Jeffrey's Place
- the addition is south of south-facing house (on the north side of Jeffrey's Place) and therefore will obscure any winter sun

Officer response:

- the revised proposal has addressed concerns in relation to the impact on the properties fronting the application site – see para 4.2 and 4.3

Incorrect statements in the Design and Access Statement:

- the property is not currently in a state of disrepair, a site visit will clearly demonstrate.
- nos 12-19 Jeffreys Place do not have "top floors set back behind roof terraces"
- nos 4, 5, 6 Jeffreys Place are all 2 ½ storey and have particular character
- property boundary incorrect as it includes part of the plot in the ownership of nos 6 & 8 Prowse Place

Officer response:

- the officer has visited the property and is currently in a state of disrepair.
- the properties at nos. 12-19 Jeffreys Place do not have top floor set back behind roof terraces, and actually have mansard extensions with sloped front wall.
- it is agreed that the properties at nos. 4, 5, 6 have a particular character, but they are considered to be two storeys properties with room in the attic, therefore 3 storeys.
- the property boundary has been amended by the applicant to show the correct plot, which includes the side garden space. Land Registry and deeds documents have been submitted to support this information.

<p>Local group/CAAC</p>	<p>The <u>South Kentish Town CAAC</u> has objected on the proposed scheme on the following grounds:</p> <ul style="list-style-type: none"> -the conservation area statement describes adjacent Nos 7/8 as “out of scale...three storey building” -the upward extension of no 9 would spoil the scale and balance of the existing 100 year-old two storey building which has a flat roof for top lighting -objections to similar extensions have been supported elsewhere within the combined Jeffreys/Rochester conservation area. <p>Officer response:</p> <ul style="list-style-type: none"> - <i>the existing property at nos 7-8 is a former factory with great internal ceiling height, significantly higher than the adjacent buildings at nos. 5, 6 and 9 Jeffrey’s Place. The existing building itself appears to have a bulk and mass out of context and therefore an extension to this already large existing building has not been supported by the officers under planning application 2015/4920/P. In this instance, the development at no. 7-8 and the application site cannot be compared, given the existing nature of the properties and site constraints – see Relevant History for reasons for refusal at no. 7-8.</i> -<i>the revised scheme is considered to address concerns in relation to the impact on the host dwelling, character of the area and wider Conservation Area – see paras 3.4, 3.5, 3.6, 3.7.</i> -<i>every application is decided on its own merits and in this instance, the proposed development would be considered acceptable – see para 3.6</i> <p>The <u>Jeffrey’s Street Association</u> has objected on the proposed scheme on the following grounds:</p> <ul style="list-style-type: none"> -it neither enhances nor preserves the character of the CA -intact two storey parapet line without roof extensions which will be destroyed -the approval will set a precedent <p>Officer response:</p> <ul style="list-style-type: none"> -<i>the revised scheme is considered to address concerns in relation to the impact on the host dwelling, character of the area and wider Conservation Area – see paras 3.4, 3.5, 3.6, 3.7.</i> -<i>every application is decided on its own merits and in this instance, the proposed development would be considered acceptable – see para 3.6</i>
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Site Description

The application site is a 2-storey mews building, located on the southern side of Jeffrey’s Place road. Jeffrey’s Place has a mixed character of office and residential use, with modern and Georgian buildings, varying from 2 to 3 storeys high.

The site lies within Jeffrey’s Street Conservation Area, and is considered a positive contributor. To the rear of the application site is located a row of Grade II Listed terraced properties, nos. 8-10 Ivor

Street.

The application building has currently an office use and the proposal would continue this use.

Relevant History

31556 - Continued use of the premises for office purposes. – Granted permission dated 27/01/1981

2015/7272/P - Change of use at ground & 1st floor levels from office use (Class B1a) to provide 1 x 2-bed live/work unit, including the erection of an additional storey to create a 2nd floor level with rooflight and green roof, and alterations to ground floor front elevation and windows. – application withdrawn - 18/04/2016

Relevant planning applications around the area:

2015/4920/P - 7-8 Jeffrey's Place, NW1 9PP - Erection of a single storey roof extension to create a two bedroom flat – Refused 24/11/2015 – Appeal dismissed 20/07/2016

Reasons for refusal:

- 1. The proposed development, by virtue of its siting, scale, materials and detailed design, would appear as an incongruous addition to the host building and the surrounding area within which it is located failing to respect its character and integrity. Furthermore the development would fail to preserve and enhance the character of the surrounding Conservation Area and cause harm to the setting of the Grade II listed building at No.8-10 Ivor Street. Therefore the development is contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24(Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.*
- 2. In the absence of a Daylight and Sunlight Report the applicant has failed to demonstrate that the development would not detrimentally harm the amenity of neighbouring residents, contrary to policies CS5 (Managing the impact of growth and development) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Core Strategy and Development Policies 2010.*
- 3. The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy (2010) and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies (2010).*

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2016

Camden LDF Core Strategy 2010

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS8 – Promoting a successful and inclusive Camden economy

CS14 – Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP13 – Employment premises and sites

DP18 – Parking standards and limiting the availability of car parking

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

CPG3 - Sustainability

CPG5 - Town centres, retail and employment

CPG6 - Amenity

CPG7 - Transport

Camden Local Plan Submission Draft 2016

The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Policy G1 – Delivery and location of growth

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 - Heritage

Policy CC1 – Climate change mitigation

Policy DM1 – Delivery and monitoring

Policy E1 - Economic Development

Policy E2 – Employment premises and sites

Policy T2 – Parking and car free development

Assessment

1. Proposal

1.1 The proposal involves the creation of a 2nd floor roof extension on the existing two storey office building as well as various internal and external alterations to the front and rear including:

- Refurbishment to the existing garage doors
- Replacement of existing windows with crittall windows
- Insertion of window in hoist opening
- Total interior refurbishment

The additional extension would be in Class B1 office use as well as the host building.

1.2 the proposed 2nd floor extension has been revised in relation to the following elements:

- Reduction in height with 0.8m (from 5.1m to 4.3m)
- Sloped front wall, set back from front parapet with 1.13m at the base of the parapet wall and 2m
- Set back with 0.5m towards the rear wall
- Removal of the windows at the front elevation
- Replacement of window to the rear with a long high window
- Insertion of a larger top rooflight

2. Assessment

2.1 The main issues for consideration are:

- Design and conservation area
- Neighbour amenity

3. Design, appearance and conservation

3.1 The Council's design policies are aimed at achieving the high standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

3.2 The character of the area which surrounds the application site is mixed in terms of the typologies of properties, appearance, uses, form and character. Jeffrey's Place has a mixture of mostly small scale properties varying from 2 to 3 storeys, with modern and Georgian architectural styles or elements, used as offices, workshops, family homes or apartments. Several properties are considered to make a positive contribution to the area

as stated in the Jeffrey's Street Conservation Area Statement, this including the application site, the modern town houses fronting the application site (nos. 12-19) as well as no 20, and the properties at nos. 5 and 6 with gable fronts and hoists. The area still has an industrial character given by the street typology and building's age and appearance.

- 3.3 The application site has two storeys with flat roof, garage doors at the ground floor that fully open and a hoist above. Adjacent to the site on the eastern side there is a 3 storey former factory building at nos. 7-8, with a scale and bulk which appears significantly greater than the buildings in the vicinity, which is considered "out of scale" in the Conservation Area Statement. On the western side, the application site is bordered by the property at no 8 Prowse Place which continues with the same height and overall Georgian industrial appearance similar to the application site and that wraps around the corner and joins no 6 Prowse Place. Properties at no 6 and 8 Prowse Place have hipped roofs that sit behind high parapet walls, not being visible from the streetscene, which give the appearance of a continuous flat roof form including the application site. To the rear, the application site is adjacent to the rear garden of no 9 Ivor street, which is one of the three terraced Grade II listed buildings.
- 3.4 Due to the characteristics of the application site itself, adding to the existing mixture of styles, typologies and uses of the properties, it is acknowledged that any alterations in this location would have to be sensitive and responsive to the overall feeling of the area. As such, through negotiation with the applicant, the proposed roof extension has been significantly reduced and altered in response to concerns raised by officers and neighbours regarding bulk and mass, impact on the host building and character of the area, poor design and unsympathetic alterations to the host building.
- 3.5 The proposed roof extension has been reduced to a minimal acceptable internal height, 2.3m, greatly set back with a sloped front wall, clad in standing seam zinc with no windows, and a side bricked parapet wall to match existing. The sloped front wall makes reference to the modern town houses fronting the application site, as they all have modern mansard roofs with sloped front walls. The set back and sloped front wall make the extension less visible from the streetscene and lessen its impact on the host building and character of the area. The extension would also be set back from the property's rear wall by over 2.4m, to allow space for a green roof, which creates a buffer between the rear garden of the listed building at no 9 Ivor Street and the extension at the roof level. In this way the proposal would not cause significant harm in terms of design and appearance to the listed buildings at the rear. The extension's rear wall would be clad in zinc as well and would have a high longitudinal window. The extension's main source of daylight and sunlight would be the big rooflight, which would also allow access to the maintenance of the green roof to the rear.
- 3.6 Due to the industrial character of the street and the existing use of metal for window frames or doors, as well as the existing mansard extension at nos 12-19 Jeffrey's Place which fronts the application site, it is considered that the proposed zinc material for the mansard extension would preserve the character of the host building and surrounding properties and would not harm the character of the conservation area.
- 3.7 Jeffrey's Street Conservation Area Statement states that from Jeffrey's Place "there are views of the largely unspoilt roofs of the surrounding terraces, in Ivor Street, Jeffrey's Street and Royal College Street"; however, it is considered that the revised scheme shows a greatly subordinate extension which can be marginally seen from the streetscene and which responds in a coherent and positive manner to the character of the host dwelling and area. A clear image of how the proposal would integrate within the surrounding properties can be observed in the 3D street views submitted by the applicant. It is noted that, due the application property's location in relation to adjacent buildings, the proposed roof extension

would be considered acceptable in this instance.

3.8 The proposal includes the replacement of the existing windows to the front and rear elevation with crittall windows, which is considered acceptable and keeping in with the character of the building and the area. In addition a crittall window would be added to the hoist opening, with railings to form a Juliet balcony. Crittall windows are characteristic for the industrial period and they give a feeling of workshop/warehouse which suits the existing character. It is therefore not considered that these alterations would cause significant harm to the appearance of the host property or streetscene. Furthermore, the existing garage timber doors at the ground floor would be refurbished to slide and create a new door opening. The existing door would be blocked with timber panel to resemble the existing garage doors. The proposal includes also internal refurbishment. Through sensible alterations, the proposal would retain and enhance the character and appearance of the host dwelling, streetscene and wider conservation area.

3.9 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4. Neighbouring 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 any proposed development protects the quality of life of occupiers and neighbour by only granting permission for development that does not cause harm to the amenity and that any development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. CPG6 seeks development to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers".

4.2 The main concerns on the impact of the proposed extension to the neighbouring amenities were in relation to overlooking, loss of light and outlook to the residents living in the properties at nos. 14-16 Jeffreys Place; and impact in terms of overlooking to the rear of Grade II listed buildings at nos. 8-10 Ivor Street. The revised roof extension has been designed to overcome the impact on nos. 14-16 by diminishing its bulk and scale with a greater setback and sloped from wall. Views from the first floor window of the building fronting the application site would not be restricted by the proposed extension and, due to its orientation, there will be no significant impact in terms of loss of sunlight. In addition the roof extension does not have any windows at front and therefore there will be no overlooking caused to the front properties.

4.3 Due to the sensitive location of the application site to the listed buildings to the rear, the proposal has been revised as such. In order to overcome impact in terms of overlooking to the amenity of the rear properties, the roof extension rear wall has been redesigned with a high horizontal window which is above eye-level, thus would restrict views towards the rear. In addition the windows on the rear elevation at ground floor levels will be replaced with obscure glazed crittall windows, as well as the ones for the 1st floor which would be obscured glazed up to 1.7m high to respect the privacy of the residents living at nos. 8-10 Ivor Street. This will be secured by condition.

4.4 The revised proposal including the internal and external refurbishment as well as the roof extension have successfully addressed the concerns raised in relation to the impact on the

neighbouring amenities and is therefore considered acceptable in this instance.

5. Recommendation

5.1 Grant conditional permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th March 2017, 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'.