

Delegated Report		Analysis sheet	Expiry Date:	10/05/2017
		N/A / attached	Consultation Expiry Date:	06/04/2017
Officer			Application Numbers	
Kate Henry			1) 2017/1260/P 2) 2017/1454/L	
Application Address			Drawing Numbers	
116 Drummond Street London NW1 2HN			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposals				
1) Increase in height of part of approved glazed winter garden (planning reference 2015/6950/P) to form double height structure at rear 2) Increase in height of part of approved glazed winter garden (listed building consent reference 2015/6999/L) to form double height structure at rear				
Recommendations:		1) Refuse planning permission 2) Refuse listed building consent		
Application Type:		1) Householder Application 2) Listed building consent application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	00
Summary of consultation responses:	<p>For both applications, a site notice was displayed on 15/03/2017 (expiry date 05/04/2017) and a notice was placed in the local press on 06/04/2017 (expiry date 06/04/2017).</p> <p>In total, 5 letters of support have been received, from the following properties:</p> <ul style="list-style-type: none"> • 2 Charles Place x2 • 3-5 Charles Place • 120 Drummond Street • 120A Drummond Street <p>The comments are summarised as follows:</p> <ul style="list-style-type: none"> • Original brickwork and windows visible through glass • Will smarten up the mews • No consistency in treatment of other rear elevations • Will enhance living space of property • Won't affect Drummond Street 					
CAAC/Local groups comments:	N/A					

Site Description

No. 116 Drummond Street is a three storey (plus basement), mid-terrace residential building on the northern side of the road, constructed with stock brick with stucco. At first floor, the property spans over the vehicle entrance to Charles Place at the rear. There is a small courtyard to the rear of the building. Planning permission and listed building consent were granted in 2016 for the erection of a single storey glazed extension at ground floor level, within the courtyard. The previous year, planning permission and listed building consent were granted for the erection of an infill extension at lower ground floor level.

The application building is Grade II listed. None of the other properties in the same terrace are listed; however, Nos. 190-204 Gower Street (on the street that runs perpendicular to Drummond Street) are all Grade II listed.

Relevant History

116 Drummond Street (application site)

2015/6950/P – Single storey glazed rear extension at ground floor – **Granted 04/07/2016**

2015/6999/L – Single storey glazed rear extension at ground floor – **Granted 04/07/2016**

2015/1107/P – Erection of a single storey rear infill extension at lower ground floor level – **Granted 16/06/2015**

2015/1397/L – Erection of a single storey rear infill extension at lower ground floor level – **Granted 16/06/2015**

2005/3060/L – Removal of existing steel framed front window at basement level and replacement with a sliding sash timber window – **Granted 14/09/2005**

118 Drummond Street

2015/5538/P – Mansard roof extension and first floor rear extension, to allow the conversion of 1 no. 2-bed flat to 1 no. 1-bed flat at first floor level and 1 no. 1-bed flat at second and third level – **Granted Subject to a Section 106 Legal Agreement 03/08/2016**

2007/0067/P – Erection of mansard roof extension, first floor rear extension and creation of studio flat at first floor level (Use Class C3) – **Refused 28/02/2007**

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

LDF Core Strategy and Development Policies (2010)

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

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 (2015)

- Ch. 1 – Introduction
- Ch. 2 – Heritage
- Ch. 4 – Extensions, alterations and conservatories

CPG6 Amenity (2011)

- Ch.1 – Introduction
- Ch. 5 – Artificial light
- Ch. 6 – Daylight and sunlight
- Ch. 7 – Overlooking, privacy and outlook

Draft Camden Local Plan (2016)

Last summer, the Camden Local Plan was formally submitted to the government for public examination. Following the public hearings, the Council is consulting on Main Modifications to the Local Plan. Following the Inspector's report into the examination, which is expected in early-mid April 2017, policies in the Local Plan should be given substantial weight. Adoption of the Local Plan by the Council is anticipated in June or July. At that point the Local Plan will become a formal part of Camden's development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.

The following policies are considered to be relevant:

A1 Managing the impact of development

D1 Design

D2 Heritage

1. The proposal

- 1.1. These applications seek planning permission and listed building consent to increase the height of the previously approved glazed structure in the rear courtyard (approved pursuant to planning and listed building consent references 2015/6950/P and 2015/6999/L respectively).
- 1.2. The approved structure would measure up to approximately 4 metres tall. The proposed revised structure would measure up to approximately 6.5 metres tall. It would have the same footprint as the approved structure.

2. Design and heritage considerations

- 2.1. No. 116 Drummond Street is Grade II listed and the Council has a statutory duty 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.
- 2.2. The applicant notes that the listing description only covers the front elevation and the cast-iron railing, and that the interior of the house was not inspected when the house was listed; however, the statutory controls cover the whole of the interior and exterior of any listed building and any object or structure fixed to or within their curtilage.
- 2.3. Policy DP24 requires all development, including alterations and extensions to existing buildings, to be of the highest standard of design, and expects development to consider the character and proportions of the existing building. Policy DP25 seeks to preserve or enhance the borough's listed buildings, noting that permission should not be granted for extensions and alterations if they would cause harm to the special interest of the building, or its setting.
- 2.4. The rear yard of No. 116 faces into Charles Place, a public yard enclosed by the rear elevations of surrounding residential and business properties. There are 3 yards of this sort, accessed off the north side of Drummond Street, but all have quite different characters because of later redevelopment. The character of Charles Place is predominantly quiet, determined by its enclosing, hard, simple elevations, only a minority of which are of any historic or architectural interest.
- 2.5. The route of access under No. 116 off Drummond Street is one of its most historically interesting and characterful aspects. The private rear yard at No. 116 is enclosed by a brick wall of about 2 metres in height, which is historic but not original to the building. The rear elevation of the building has several historic sash windows, including a double-height staircase window. The rear elevation is architecturally interesting for the historic integrity of its materials and design, and in the particular way it articulates the building's first-floor bridge section which over-sails the access from Drummond Street to Charles Place.
- 2.6. At the time of the previous application, it was judged that a lightweight, glazed structure at the rear of the building could make an attractive and usable space of the yard without causing harm to the special interest of the host building. However, the Council raised concerns about the legibility of the rear elevation of the building, particularly because this elevation, its materials and its unusual fenestration have some real significance in the special interest of the building. Following discussions with the Council's Conservation officer, the design of the proposed structure was revised during the course of the application to incorporate a taller section, so as to clear the header of the ground-floor sash window, rather than cutting through it. The ground-floor sash window and rear doors, with their brick reveals, would be entirely

contained within the new structure, but still partially visible from Charles Place through the glazing. Overall, it was considered that the architectural and historic special interest of the rear elevation would be unharmed by the proposed structure, which was considered to be a modest 'garden' extension that could be cleanly removed in the future if desired. It was considered that the design would enhance the usability of the space and add something of visual interest to Charles Place.

- 2.7. This application seeks to increase the height of the approved structure from 4 metres (at its tallest point) to 6.5 metres (at its tallest point). The part of the structure above the rear door would remain unchanged (2.8 metres tall).
- 2.8. CPG1 (Design) notes that rear extensions should be designed to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing; they should respect and preserve the original design and proportions of the building, including its architectural period and style; they should respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks; and they should respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space. CPG1 also notes that, 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.
- 2.9. In this case, the revised proposal is too large to read as 'lightweight' even though it would still be constructed with glazing. It is not considered that the structure would appear secondary or subordinate to the host building. The structure, which would be as high as the eaves level, would appear overly tall and large and it would dominate the rear elevation of the property and be prominent in views of the building from the rear. The extra height negotiated at the time of the previous planning application was only just considered to be acceptable. This additional height is not considered to be acceptable.
- 2.10. The structure would not respect or preserve the original design and proportions of the host building and neither would it respect or preserve the existing architectural features. The proposal fails to respond to the hierarchy of the building or to integrate with the character of the existing building. Although the structure has been designed not to cut across architectural features such as the window headers, it would obscure part of the rear chimney stack up to eaves level, and much of the rear elevation of the host building, which is unacceptable. It is recognised that the approved structure would also cover part of the host building, including the chimney stack; however, this proposal no longer observes the original design intention of enclosing only the original yard as a 'winter garden' space. The large volume enclosed would interfere architecturally, appearing as a full extension to the house in a way that a single-storey enclosure within the yard would not.
- 2.11. Furthermore, it is not considered that the proposal would respect and preserve the historic pattern of development in the surrounding area. The scale of the proposed structure would substantially alter the relationship of the listed building with Charles Place as it would be so prominent in views from Charles Place.
- 2.12. The applicant notes that No. 118 (the adjacent property to the west) has recently been granted planning permission for a first floor rear extension. It is proposed to raise the height of the approved glazed structure at No. 116 so that it matches the height of the approved first floor rear extension at No. 118. Although it forms part of the same terrace, No. 118 differs to the application building insofar as it has already been extended to the rear previously, it has a different roof arrangement (if the extant planning permission is implemented the rear elevation would be built up so that the first floor rear extension would remain one storey below eaves level, as per CPG1 guidance), the rear elevation does not face into Charles Place and it does

not form part of the carriageway arch as No. 116 does, and so it plays a much lesser townscape role. Furthermore, No. 118 is not a listed building. Overall, it is not considered that the approved works at No. 118 set any kind of precedent for allowing the proposed works at No. 116.

2.13. It is also worth noting that the applicant has failed to provide details of the side elevation of the proposed structure if the extension at No. 118 is not built.

2.14. To conclude, it is considered that the proposal would cause undue harm to the listed building and its setting. The applications are therefore recommended for refusal on this basis.

3. Impact on nearby and neighbouring properties

3.1. Policy DP26 notes that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors to consider include: visual privacy and overlooking; overshadowing and outlook; sunlight, daylight and artificial light levels; noise and vibration; odour, fumes and dust; microclimate; and the inclusion of appropriate attenuation measures.

3.2. The main property which is likely to be affected by the proposal is No. 118 Drummond Street, the adjacent property to the west. There is an extant planning permission at No. 118 (reference 2015/5538/P) for the following: *Mansard roof extension and first floor rear extension, to allow the conversion of 1 no. 2-bed flat to 1 no. 1-bed flat at first floor level and 1 no. 1-bed flat at second and third level.* This permission has not yet been implemented, but does not expire until 02/08/2019.

3.3. The proposed structure at No. 116 would measure up to 6.5 metres tall and it would abut the shared boundary with No. 118.

3.4. The impact on No. 118 depends largely on whether or not the extant planning permission is implemented. If the extant planning permission at No. 118 is implemented, then it is not considered that the proposed structure would cause undue harm to the visual and residential amenities of the occupiers of that building. This is because the proposed structure would be the same height as the approved first floor rear extension at No. 118, and would therefore not be visible from No. 118, except perhaps in oblique views from the new windows in the rear of the new mansard roof.

3.5. However, if the extant planning permission at No. 118 is not implemented, then it is considered that the proposed structure would cause undue harm to the visual and residential amenities of occupiers of No. 118. This is because the large glazed box would be visible from the roof terrace at No. 118 and it is also likely to be visible from all of the rear-facing windows at No. 118, albeit at an angle rather than direct. The proposed structure would appear overbearing and incongruous and would dominate views from the rear of No. 118 towards Charles Place. This would be to the detriment of the residential enjoyment of this dwelling.

3.6. Furthermore, the proposed structure is also likely to cause harm by reason of light pollution/spillage. The structure would be entirely glazed and the size of the structure is considered to be excessive for a tight-knit, built-up environment such as this. Light from inside the structure would be discernible from rear facing windows and roof terrace at No. 118, which again would be detrimental to the residential enjoyment of this dwelling.

3.7. To conclude, it is considered that the proposed structure would cause harm to the visual and residential amenities of the occupiers of No. 118 Drummond Street, by virtue of its overbearing appearance and as a result of light pollution/spillage. The proposal is therefore contrary to

Policy DP26 and the planning application is also recommended for refusal on this basis.

Recommendation:

- 1) Refuse planning permission
- 2) Refuse listed building consent