

Delegated Report		Analysis sheet	Expiry Date:	03/07/2017
		N/A / attached	Consultation Expiry Date:	15/06/2017
Officer		Application Number(s)		
Laura Hazelton		i) 2017/2190/P ii) 2017/2846/L		
Application Address		Drawing Numbers		
70 Oakley Square London NW1 1NJ		Please refer to decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
		Alfie Stroud		
Proposal(s)				
Erection of 1st floor side and rear extension to create solarium, ground floor rear extension and re-opening windows on 2nd and 3rd floors of the side elevation.				
Recommendation(s):	i) Refuse Planning Permission ii) Refuse Listed Building Consent			
Application Type:	i) Householder Application ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>The application was advertised in the local press on 25/05/2017 until 15/06/2017 and 2 site notices were displayed between 24/05/2017 and 14/06/2017.</p> <p>No objections were received from neighbouring residents.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Camden Town Conservation Area Advisory Committee (CAAC) objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • The ground level alterations and the 'solarium' would diminish the dominance of this end-of-terrace wall in brickwork with decorative window surrounds. • This elevation is carefully composed to make a dominant architectural statement in the surrounding streetscape. Any proposal that changes the wall's prominence or simplicity in any way would spoil the original intended effect. • We suspect that there never were window openings in this wall and that the rendered and moulded window surrounds are a decoration and sign of status/ wealth. 					

Site Description

The application site is located on the junction of Oakley Square and Eversholt Street. The application building is Grade II listed and forms part of a terrace of 13 houses dating from c.1845-59. The house is of yellow stock brick with stucco dressings and is 4 storeys in height with a basement.

The application site sits opposite the Oakley Square Gardens which are protected under the London Squares Preservation Act 1931. The site is also located within the Camden Town Conservation Area.

Relevant History

2012/3762/C: Replacement of existing boundary fence with brick wall including 2 x pedestrian and 1 x vehicular entrance gates onto Oakley Square all in connection with existing residential property (Class C3). Granted 10/09/2012.

2012/2498/P: Replacement of existing boundary fence with brick wall including 2 x pedestrian and 1 x vehicular entrance gates onto Oakley Square all in connection with existing residential property (Class C3). Granted 18/07/2012.

2012/3339/P & 2012/3073/L - Installation of an opening timber panel under the sash window at rear lower ground floor level, installation of new steel balcony at rear ground floor level staircase to garden, replacement of studio door with new door and side lights and replacement of existing windows at lower ground floor. Granted 21/08/2012.

2010/0981/L: Internal alterations to third floor layout (as approved under 2006/2276/L) and replacement of existing PVCu window units. Refused 29/04/2010.

2006/2276/L: Internal alterations including a new opening at 1st floor level, reconfiguration of partitions at 2nd and 3rd floor levels, removal of mezzanine floor and associated alterations. Granted 25/07/2006.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage.

DP24 High quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 (Design) 2015 (paragraphs 3.23-3.24 and 4.9-4.18)

CPG6 (Amenity) 2011 (paragraphs 7.4-7.11)

Camden Town Conservation Area Appraisal and Management Plan 2007

Camden Local Plan

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan

is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

The following policies are considered to be relevant:

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

Assessment

1.0 Proposal

1.1 Planning permission and listed building consent are sought for the following works:

- The erection of a double-glazed, timber framed, conservatory-style extension, with wrought-iron balustrade to the side elevation at first floor level. It would sit above the existing side-entrance portico which would be extended forwards, and would measure 11.3m long, a maximum height of 3.9m and 3.5m wide.
- Small infill extension to enlarge the existing ground floor rear extension by 2.3sqm.
- Opening up of 5 x blind architraves in the flank elevation with new timber sash windows, and replacement of 1 x window at first-floor level with a glazed door to provide access to the new extension.

2.0 Significance of the Listed Building

2.1 No. 70 is the end building of the Grade-II listed terrace, 58-70 Oakley Square, 13 four-storey houses built c1845-59 in yellow stock brick with stucco dressings and a channelled stucco plinth and porticos on the ground level. Oakley Square Gardens were themselves laid-out in conjunction with the terrace, and are protected under the London Squares Preservation Act 1931. No. 70 stands in exactly its original relation to Eversholt Street and the terraces which line that street; and being the end-terrace house, has an entrance portico to its west flank and a mixture of windows and blind architraves in the elevation above. Some internal alterations in connection with sub-division and some modest extension to the rear have altered the original house, but otherwise it substantially retains its original form.

2.2 The flank of No. 70, being unusually decorative and carefully composed to express the odd alignment of the end of Oakley Square to Eversholt Street, and retaining its historic context, is an extremely important aspect of the listed terrace's special interest, and is of great significance.

3.0 Assessment

3.1 The main planning considerations in the assessment of this application are:

- Design (the impact of the proposal on the special interest of the host Listed Building and the

- character and appearance of the Camden Town Conservation Area); and
- Amenity (the impact of the proposal on the amenity of the adjoining occupiers).

4.0 Design

4.1 The Camden Core Strategy 2010-2025 sets out the key elements of the Council's planning vision and strategy for the borough and Camden's Development Policies contribute to implementing the Core Strategy by setting out detailed planning policies that the Council will use when determining planning applications. The Camden Planning Guidance (CPG) Supplementary Planning Document (SPD) supports the policies in the LDF by giving detailed guidance on the implementation of the policies.

4.2 Policies CS14 and DP24 seek to ensure that all development is of the highest quality and design and exhibits consideration of the character, setting, context and form of neighbouring buildings. Furthermore, Policy DP25 seeks to ensure that development in Conservation Areas preserves and enhances their special character and appearance and is a high quality in terms of design, materials and execution; and that development preserves or enhances the special character and setting of the borough's listed buildings.

4.3 Similarly, replacement policy D1 of the Emerging Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

4.4 The proposals would erect a substantially glazed conservatory-type double-glazed timber extension, with wrought-iron balustrade, across the top of the side-entrance portico. The existing portico would be laterally extended by the addition of pillars across the currently open stairwell to the basement, and would be extended to incorporate an existing ground-floor extension to the rear. All currently blind architraves in the flank elevation wall would be opened with new timber sash windows, and one window at first-floor level would be replaced with a glazed door to give access into the new extension.

4.5 It is considered that the proposals would wholly alter the character and composition of the end elevation of the listed terrace, destroying the original counterpoint between the animation and decoration of the front elevation and this sober and solid flank wall, which is so important for the building's historic interest as a piece of intact early-Victorian town planning. The proposed development would also harm its architectural interest as a classical composition of the period.

4.6 The proposed conservatory itself is anachronistic in design and situation and would not preserve the architectural interest of this flank elevation (and to some degree the rear). Much of the host building's elegant detailing and proportions would be obscured by the extension's bulk and size in public views from the Square and Eversholt Street. The proposals also require the loss of a significant quantity of original masonry. The proposed additions to the existing ground floor portico would conceal its original design and in their alteration to its size, would imbalance the whole composition of the house, as well as creating large, dark, covered areas which would reduce the sense of space and openness which gives a grandeur to the end of the terrace.

4.7 For these reasons, the proposals are considered to cause unacceptable harm to the special

character of the host listed building, the setting of the wider terrace of listed buildings, and the character and appearance of the Camden Town Conservation Area.

5.0 Amenity

5.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 and Policy A1 of the emerging Local Plan support this, by seeking to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and impact on daylight and sunlight.

5.2 Due to the location of the proposals they are likely to have limited impact on neighbouring amenity. Although the extension would be mostly glazed, the nearest overlooking neighbour on the opposite side of Eversholt Street is located approximately 24m away. Camden Planning Guidance (CPG6, paragraph 7.4) recommends a minimum distance of at least 18m between directly overlooking neighbouring windows. The development is therefore not considered to cause harm to neighbouring amenity in terms of outlook, impact on daylight, or privacy.

6.0 Conclusion

6.1 In their size, situation and excessive fenestration, the proposed additions would harm the historic interest of the listed building by destroying its intact relationship to the historic townscape context and its exemplary early-Victorian planning. In their detailed design and materiality, as well as in their inappropriate scale and situation the proposals would detract significantly from the architectural interest of the building. By the same measures, No. 70's contribution to the Camden Town Conservation Area would be severely compromised.

7.0 Recommendation

7.1 Refuse planning permission and Listed Building Consent.