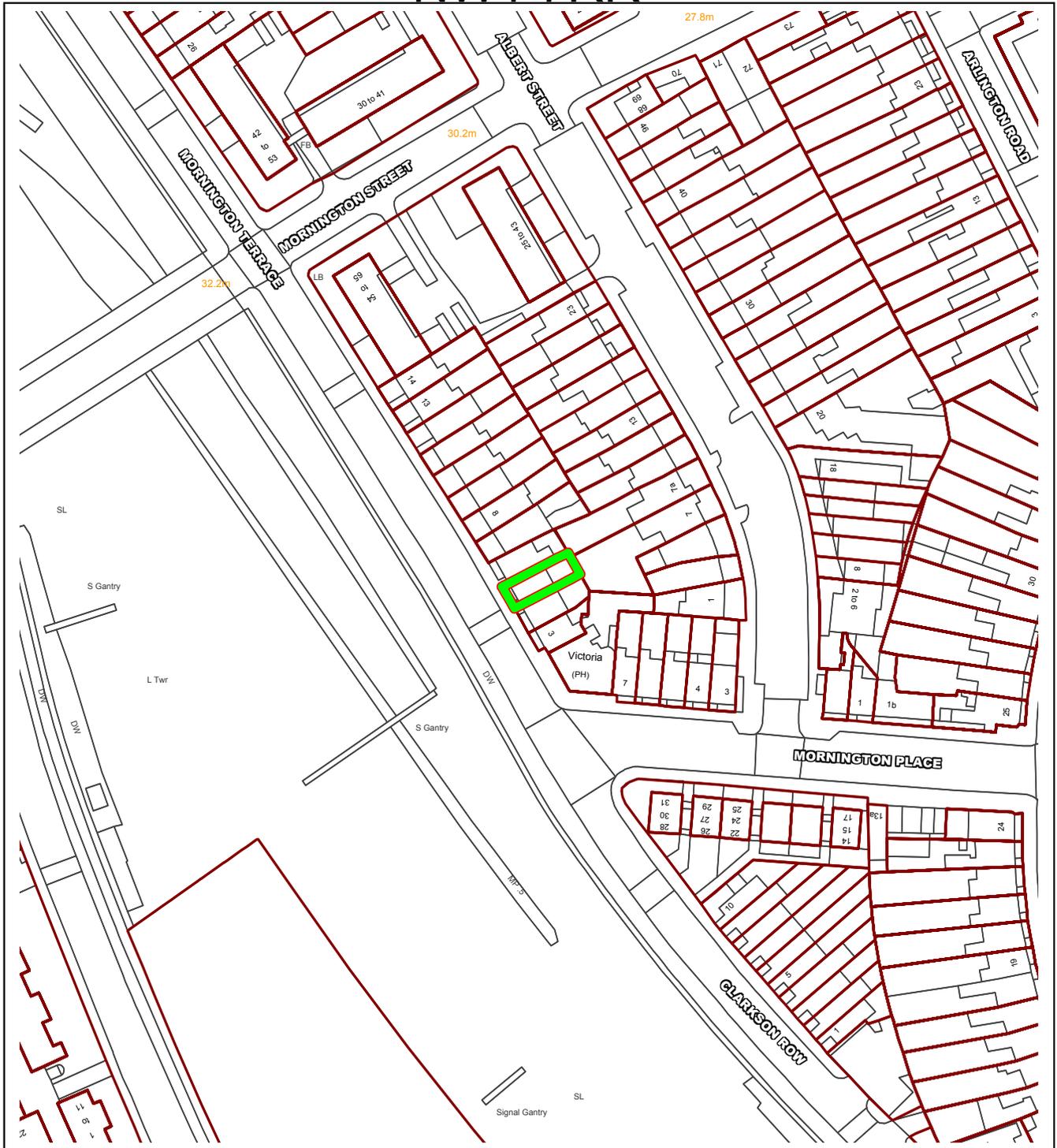


Flat A, 5 Mornington Terrace, London, NW1 7RR



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Photo 1 (above): Rear elevation of Flat A, 5 Mornington Terrace



Photo 2 (above): Existing rear lightwell at Flat A, 5 Mornington Terrace



Photo 3 (above): View of rear elevations of Nos. 1- 4 Mornington Terrace



Photo 4 (above): Rear elevation of Flat A, 5 Mornington Terrace



Photo 5 (above): Existing three storey rear extension to No. 6 Mornington Terrace



Photo 6 (above): Existing 3 storey rear extensions to Nos. 6 and 7 Mornington Terrace



Photo 7 (above): Existing side boundary wall between Nos. 4 and 5 Mornington Terrace



Photo 8 (above): View of rear of terrace along the western side of Albert Street from the rear garden of Flat A, 5 Mornington Terrace



Photo 9 (above): Front elevation of Flat A, 5 Mornington Terrace



Photo 10 (above): Existing front external staircase at Flat A, 5 Mornington Terrace

Delegated Report		Analysis sheet	Expiry Date:	21/07/2017
(Members Briefing)		N/A / attached	Consultation Expiry Date:	19/01/2017
Officer			Application Number(s)	
Charlotte Meynell			2016/5846/P	
Application Address			Drawing Numbers	
Flat A 5 Mornington Terrace London NW1 7RR			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Extension of existing basement to rear and erection of 2 storey upper ground and lower ground floor rear extension. Reconfiguration of external front staircase.				
Recommendation(s):	Grant Conditional Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p><u>A site notice was displayed on 29/12/2016 and expired on 19/01/2017.</u> <u>A press notice was advertised on 08/12/2016 and expired on 29/12/2016.</u></p> <p>In response to the proposal, an objection was received from Flat 5B Mornington Terrace.</p> <p>Objections were made on the following grounds:</p> <ul style="list-style-type: none"> The rooflights proposed in the new extension are large in size and their location cause overlooking from the internal staircase and kitchen of the property above, which will cause discomfort to the neighbour above and could also be potentially detrimental to the value of the property. The positioning and size of the rooflights will also generate unnecessary glare to the upper flat and will generate artificial light pollution (<i>Officer response: The effect of the proposed development on the value of the property or neighbouring properties alone would not justify a reason for refusal; see paragraphs 1.2 and 5.1 of the report</i>); 			
Camden Town CAAC comments:	<p>The Camden Town CAAC has objected on the following grounds:</p> <ul style="list-style-type: none"> The proposed extension is too large – the proposed design should be changed as the extension really does destroy the size of the garden (<i>Officer response: see paragraphs 3.1-3.5 of the report</i>). 			

Site Description

The subject site is situated on the north-eastern side of Mornington Terrace. The building is a three storey plus lower ground floor mid-terraced property which has been divided into two flats. This application relates the lower ground and upper ground floor flat only, which has sole use of the rear garden.

The property is not listed but is located within the Camden Town Conservation Area and is identified as a positive contributor.

Relevant History

5 Mornington Terrace

30864 – Conversion of 5 Mornington Terrace N.W.1 into two flats and one maisonette and erection of a three storey rear extension. **Planning permission granted 10/08/1982**

6 Mornington Terrace

2013/4565/P – Three-storey rear extension, installation of sash window to rear elevation at 2nd floor level and replacement of lower ground floor windows to front elevation associated with change of use from 2 flats to a single dwelling house (C3). **Planning permission refused 24/10/2013; Appeal allowed 12/02/2014**

12 Mornington Terrace

2008/5126/P – Excavation at rear basement level to create single-storey rear basement level

extension and sunken patio, erection of conservatory and creation of balcony at rear ground floor level, alterations to roof of existing closet wing at rear first floor level, installation of staircases from ground floor balcony to garden and sunken patio to garden, raising of boundary walls and installation of obscure glass privacy screens to both sides and removal of Crab Apple tree from rear garden.

Planning permission granted 23/01/2009

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

A4 Noise and vibration

A5 Basements

D1 Design

D2 Heritage

CC3 Water and flooding

Camden Planning Guidance

CPG1 Design (2015)

CPG3 Sustainability (2015)

CPG4 Basements and lightwells (2015)

CPG6 Amenity (2011)

Camden Town Conservation Area Appraisal and Management Strategy (2007)

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Erection of a two storey lower and upper ground floor rear extension with two rear lightwells, and reconfiguration of front staircase.
- The proposed extension would be full width (5.3m) and stepped with a depth of 2.6m along the boundary with No. 4 Mornington Terrace, extending to a depth of 2.8m along the boundary with No. 6 Mornington Terrace. The extension would be flat roofed, with a height of 3.8m above the rear garden level along the boundary with No. 4, rising a further 0.6m in height along the boundary with No. 6.
- The existing rear garden level is approximately 1.3m above the existing lower ground floor level. The proposed lower ground floor extension would excavate the rear garden down to the same level as the existing lower ground floor of the property, with the exception of the proposed shower room along the boundary with No. 4, which would be excavated down by a further 0.2m to enable an internal floor to ceiling height of 2.0m. The internal head height of the rest of the lower ground floor would be 2.2m.
- The proposed rear lightwell to the south-east of the site would measure 0.7m in width and 0.9m in depth, secured with a metal grille.
- The proposed rear lightwell to the north-west of the site would measure 1.0m in width and 1.1m in depth, secured with a metal grille.
- The front external metal staircase to the lower ground floor would be reconfigured to remove

the existing platform in order to reduce the footprint of the staircase.

1.2 Following negotiation with the applicant, the scheme was amended to retain the lower ground floor front windows as existing; to secure both rear lightwells with grilles and to reduce the size of the north-west rear lightwell; and to remove the north-west rear rooflight and obscure glaze the south-east rear rooflight.

2.0 Assessment

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

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Camden Town Conservation Area);
- Basement impact (the impact on the natural and built environment);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers);

3.0 Design

3.1 There are a significant number of two and three storey rear extensions to the terrace along this side of Mornington Terrace, but there is no uniform style or pattern of development to which the proposed development could adhere.

3.2 The proposed two storey rear extension is considered to be of a modest scale in keeping with the general pattern of development in the area. It would not be visible from the public realm or street scene along Mornington Terrace due to its location to the rear of the property, which thereby limits the impact of the proposal on the character and appearance of the wider area.

3.3 The proposed extension would reduce the size of the rear garden by 46%. Although the depth of the existing rear garden is smaller than the majority of other rear gardens along the terrace, it is considered that the proposed extension would still allow for the retention of a reasonably sized, useable rear garden.

3.4 The proposed extension would be of a simple contemporary design, constructed in grey brick with a bronze powder coated aluminium fascia and full-height glazing to the rear of the smaller part of the extension adjacent to No. 4 Mornington Terrace. The rear fenestration of the main part of the extension would feature frameless low level glazing to the lower ground floor, with frameless sliding doors to the upper ground floor above. One obscure glazed fixed rooflight would be inserted into the flat roof of the lower part of the rear extension. The modern design of the proposed extension and the use contrasting materials is considered acceptable for a rear, ground floor location, especially given the contemporary design of the recently approved three storey rear extension at the neighbouring property No. 6 Mornington Terrace. As such, the proposed extension would not appear incongruent with the host building and the varied pattern of development along the street.

3.5 By virtue of its form, scale, detailing and proportions, the proposed rear extension would be sympathetic to the host building. It would be subordinate to the host dwelling and would respect and preserve the property's character and existing architectural features, and the character and appearance of the Camden Town Conservation Area.

3.6 The proposed reconfiguration of the front external staircase would reduce footprint and thus increase the light to the lower ground floor front window. The proposal would match the configuration of the staircase to the adjacent neighbouring properties and is considered acceptable in design terms.

4.0 Basement impact

- 4.1 A Basement Impact Assessment (BIA) has been submitted as part of this application. This document has been independently reviewed by Campbell Reith with subsequent information provided by the author of the BIA during the course of the application.
- 4.2 The BIA assessments assume conservative existing foundation depths for neighbouring structures, and states that the damage impact to adjacent structures will be Negligible, Burland Category 0, which the Audit accepts.
- 4.3 It is accepted that the site is at a very low risk of surface water flooding and that the proposed development will not impact on slope stability.
- 4.4 The revised BIA confirms that there will be changes to the impermeable site area and proposes to mitigate off-site surface water flows by the use of Attenuation SUDS, which is accepted and should be implemented.
- 4.5 The Audit confirms that the BIA has met the requirements of CPG4 (Basements and lightwells) for the identification of the potential impacts of the proposed basement construction and the proposed mitigation.
- 4.6 The Council's Transport Planner has assessed the proposal and confirmed that a Construction Management Plan would not be required for the proposed development.

5.0 Amenity

- 5.1 Although the proposed rooflight to the lower part of the two storey rear extension would be located beneath a window of the upper floor flat No. 5B, the window is not to a habitable room and the rooflight would be obscure glazed to reduce light spillage. It is therefore considered that the proposed rooflight would not have a significant detrimental impact on the occupiers of No. 5B in terms of light pollution.
- 5.2 Due to the location of the proposed rear extension built in line with the existing three storey rear extension at No. 6, it is not considered that the proposed extension would harm the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.
- 5.3 By virtue of the stepped design of the proposed rear extension with a lower height along the boundary with No. 4, which would extend marginally higher than the existing boundary wall, it is not considered that the proposal would have a significant adverse impact on the amenity of adjoining residential occupiers of No. 4 in terms of loss of daylight, sunlight, outlook or privacy.
- 5.4 There are no existing trees in the rear garden of the host property or the adjacent neighbours Nos. 4 and 6, and an existing tree in the rear garden of No. 7 Albert Street to the rear is set away from the boundary; therefore, no tree protection conditions are required.

6.0 Conclusion

- 6.1 The proposed development is considered acceptable in terms of both design and impact in terms of amenity. The development is deemed consistent with the objectives and policies identified above.
- 6.2 Grant Conditional Planning Permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th July 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'.

ZCD Architects
Studio 107
Netil House
1 Westgate Street
London
E8 3RL

Application Ref: **2016/5846/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

12 July 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
5 Mornington Terrace
London
NW1 7RR

DECISION

Proposal: Extension of existing basement to rear and erection of 2 storey upper ground and lower ground floor rear extension. Reconfiguration of external front staircase.

Drawing Nos: P-001; P-002; P-010 Existing UGF Plan; P-010 Lower Ground Floor Plan Existing; P-020; P-021; P-030; P-031; P-110 Rev. D; P-111 Rev. C; P-112 Rev. A; P-120 Rev. A; P-121 Rev. A; P-130 Rev. A; P-131 Rev. A; Basement Impact Assessment for 5a Mornington Terrace Ref. LBH4464 Ver. 1.1 (prepared by LBH Wembley, dated May 2017).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans P-001; P-002; P-010 Existing UGF Plan; P-010 Lower Ground Floor Plan Existing; P-020; P-021; P-030; P-031; P-110 Rev. D; P-111 Rev. C; P-112 Rev. A; P-120 Rev. A; P-121 Rev. A; P-130 Rev. A; P-131 Rev. A; Basement Impact Assessment for 5a Mornington Terrace Ref. LBH4464 Ver. 1.1 (prepared by LBH Wembley, dated May 2017).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The flat roof of the rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policies G1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 The proposed rooflight in the flat roof of the two storey rear extension hereby approved shall be opaque glazed, and such glazing shall be permanently retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with policies G1 and A1 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 7 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment for 5a Mornington Terrace Ref. LBH4464 Ver. 1.1 (prepared by LBH Wembley Engineering, dated May 2017) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 0.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2, A1 and A5 of the London Borough of Camden Local Plan 2017.

DRAFT

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION