

Delegated Report		Analysis sheet	Expiry Date:	30/11/2017
		N/A / attached	Consultation Expiry Date:	16/11/2017
Officer			Application Number(s)	
Laura Hazelton			i) 2017/5541/P ii) 2017/5808/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, small 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	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>The application was advertised in the local press on 26/10/2017 until 16/11/2017 and 2 site notices were displayed between 20/10/2017 and 10/11/2017.</p> <p>One objection was received from a local resident on the following grounds:</p> <ul style="list-style-type: none">• The scale, form, detail and conception of this application fails to preserve and enhance the listed building and the wider context.• The quality of the drawings is poor, there is little attempt to communicate the richness of the existing details (architraves, quality of masonry or rustication), allowing the proposal and its lack of detail to appear in context, whereas it is simplistic and alien to the quality and materiality of the original.• Extending a listed building so overtly would require a significant reason to support the intervention - disabled access, fire safety are two such reasons. However the addition of a Solarium is neither necessary nor essential, the desire for which should not compromise the presentation of the building.					
CAAC/Local groups comments:	<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. <p>The Camden Town Urban Design Improvement Society provided the following comments:</p> <ul style="list-style-type: none">• While there is no objection to the proposal from this Group, concern exists as to the eventual choice of detail design of the various parts of the glazing structure for the first floor conservatory enclosure.• The quality of the drawings in the submission does not infuse confidence that the all-important details on listed buildings are understood by the applicant's agents.					

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.

2017/2190/P & 2017/2846/L - Erection of 1st floor side and rear extension to create solarium, small ground floor rear extension and re-opening windows on 2nd and 3rd floors of the side elevation. Planning permission and listed building consent refused 29/06/2017.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

Camden Local Plan 2017

Policy G1 - Delivery and location of growth

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG1 (Design) 2015

CPG6 (Amenity) 2011

Camden Town Conservation Area Appraisal and Management Plan 2007.

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.

1.2 The proposals are a re-submission of a previously refused scheme for the same works (references 2017/2190/P & 2017/2846/L). No revisions have been made to the proposals.

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 its original position in relation to Eversholt Street and the terraces which line that street. Being the end-terrace house, the building 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 is unusually decorative and carefully composed to express the odd alignment of the end of Oakley Square to Eversholt Street. Combined with its historic context, the building 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 and heritage (the impact of the proposal on the special interest of the host Grade II 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 and heritage

4.1 70 Oakley Square is Grade II Listed and the Council has a statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013, to have special regard to the desirability of preserving the listed

building and its features of special architectural or historic interest.

4.2 The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). The Camden Planning Guidance (CPG) Supplementary Planning Documents (SPD) support the policies in the LDF by giving detailed guidance on the implementation of the policies.

4.3 Policy D1 of the 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 include the erection of a substantially glazed conservatory-type double-glazed timber extension, with wrought-iron balustrade, across the top of the side-entrance portico at first floor level. 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 the rear to incorporate an existing ground-floor extension. The existing 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 CPG1 (Design) notes that side extensions should be designed to be secondary to the building being extended in terms of location, form, scale, proportions, dimensions and detailing; and they should respect and preserve the original design and proportions of the building, including its architectural period and style. More specifically, side extensions should be no taller than the porch, and should be set back from the main building.

4.6 In this case, the structure would not respect or preserve the original design and proportions of the host building, nor 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 proposed extension has been set back from the front building line, it would be a full storey higher than CPG1 guidelines. The extension would dominate this highly visible side elevation and would wholly alter the character and composition of the end elevation of the listed terrace. The extension would destroy 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.

4.8 The proposed conservatory itself is anachronistic in design and situation and does not promise to be of a quality which would enhance 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.

4.9 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.

4.10 Although the harm caused to the significance of the designated heritage asset is considered to be less than substantial, the proposals are not considered to create any public benefits that would outweigh this harm. The proposal is therefore contrary to paragraph 134 of the NPPF.

5.0 Amenity

5.1 Policy A1 of the Local Plan seeks 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 considered 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 Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

6.2 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 [ERR] 2013.

6.3 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.

6.4 The proposals would bring no public benefits which would outweigh the less than substantial harm caused to the designated heritage asset, and the proposals are therefore contrary to paragraph 134 of the NPPF, Policy's D1 (Design) and D2 (Heritage) of the Camden Local Plan and CPG1 (Design).

6.5 The proposals are the same as those previously refused under reference numbers 2017/2190/P & 2017/2846/L. Although, a new Local Plan has since been adopted, the previous reasons for refusal remain pertinent, and current application is recommended for refusal.

7.0 Recommendation

7.1 Refuse planning permission and Listed Building Consent.