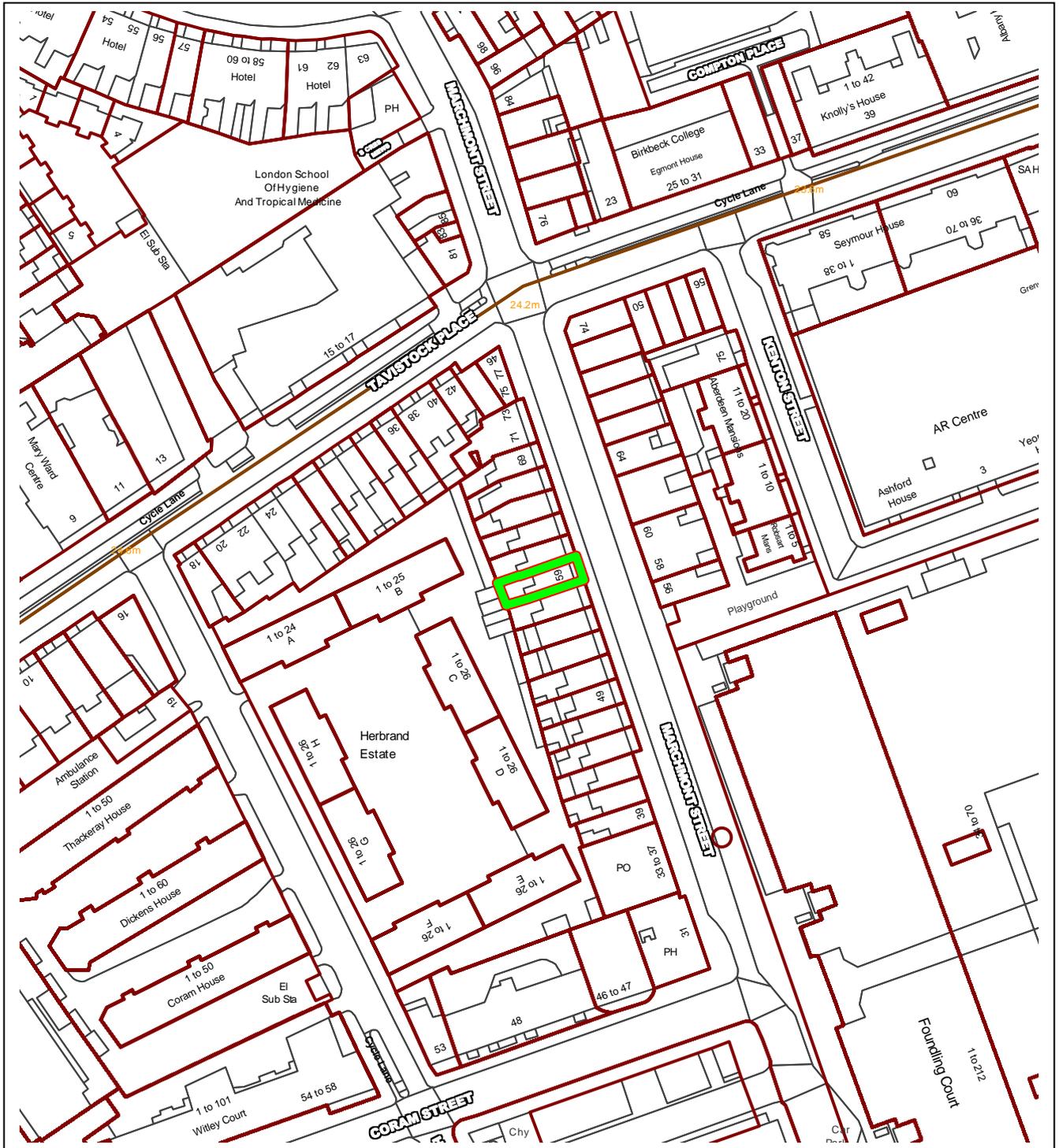
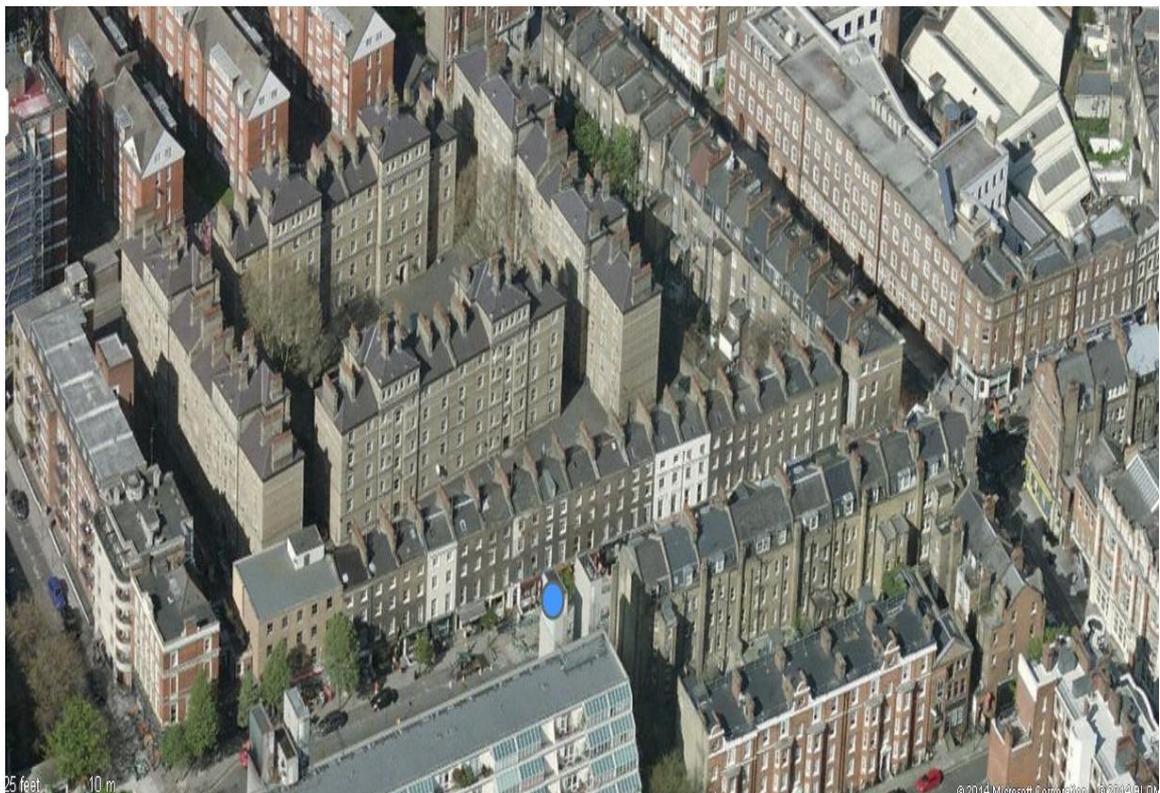


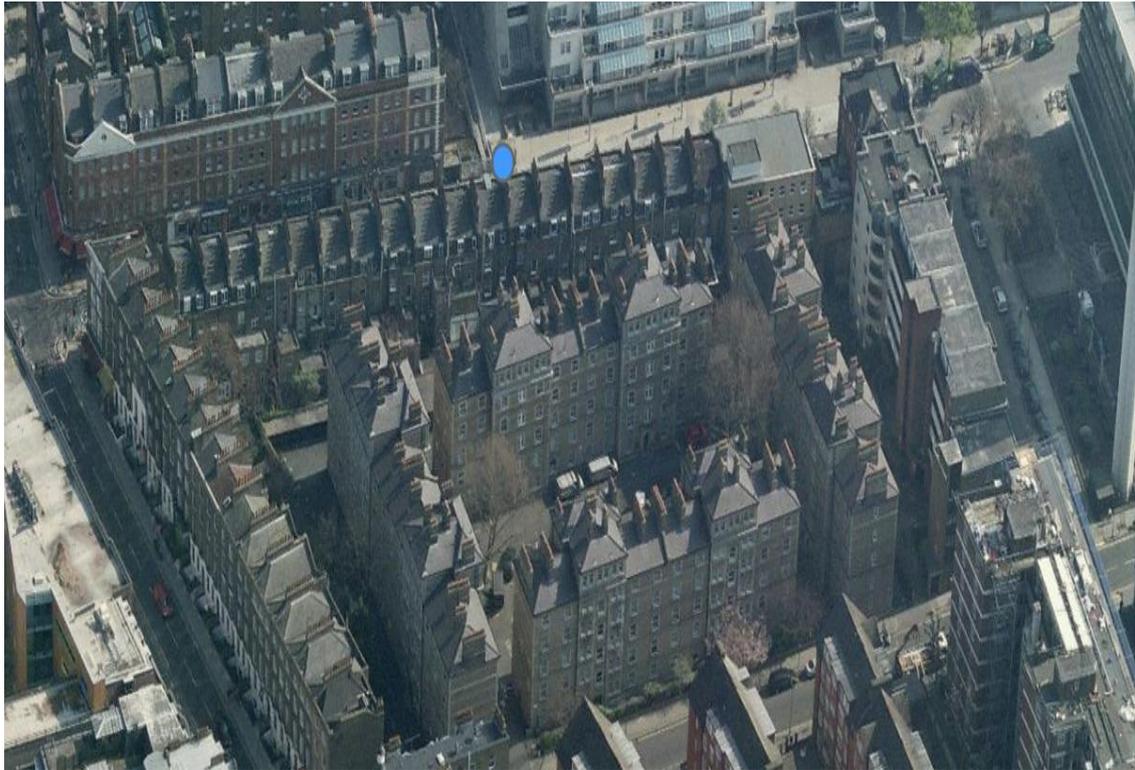
59 Marchmont Street, WC1N 1AP,  
2014/4738/P & 2014/1905/L





Top: View of Marchmont Street looking South to North

Bottom: View of Marchmont Street looking from the front with Peabody Estate at



Top: Aerial view to the rear of the property with the Peabody Estate directly in front

Bottom: Rear view of applicant and neighbouring properties, No.57 to the right, No.61 to the left



Top: View of access laneway between Peabody Estate and the rear of Marchmont Crescent from North

Bottom: View of access laneway between Peabody Estate and the rear of Marchmont Crescent from South



Top: Views of rear of properties to the south of application site.

Bottom: View of rear area of No.61 adjacent, due north. Note that views when screen is erected and terrace recessed will be very limited



Top and Bottom: Views to front of the property, restaurant at lower ground floor and ground floor level

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	08/12/2014
		N/A / attached	<b>Consultation Expiry Date:</b>	13 /11/2014
<b>Officer</b>			<b>Application Number(s)</b>	
Niall Sheehan			2014/4738/P & 2014/4905/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
59 Marchmont Street London WC1N 1AP			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Replacement of 1st floor rear extension with larger full width single storey extension, involving use of part of flat roof as terrace with the installation of balustrade and obscured glazed screen to all sides, and installation of front and rear rooflights, drainpipe to front and internal alterations across entire building.				
<b>Recommendation(s):</b>		Grant Planning Permission and Listed Building Consent		
<b>Application Type:</b>		Full Planning Permission & Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>30</b>	No. of responses	<b>00</b>	No. of objections	<b>02</b>
Summary of consultation responses:	<p>Site and Press Notice displayed from the 22 &amp; 23./10/2014 to the 12 &amp; 13 /11/2014 respectively</p> <p><b>2 Objections from neighbouring occupiers at 8C Peabody Buildings, Herbrand St., and Basement Flat at No.61 Marchmont Street.</b></p> <p><b>8C Peabody Buildings, Herbrand St.</b> I live in a second floor flat on the Peabody Estate and my living room and bedroom back onto the rear of this property. I, therefore, wish to strongly object to the installation of a roof terrace, as I am concerned about the potential noise nuisance caused by people using the terrace, particularly in the evening and at night and also being overlooked.</p> <p><i>See paragraphs 3.1-3.8, Amenity</i></p> <p><b>Basement Flat at No.61 Marchmont Street.</b> The only concern is the loss of privacy for No.61's garden. Occupants will be able to see into the garden of number 61 from the balcony.</p> <p><i>See paragraphs 3.1-3.8 Amenity</i></p>					
CAAC/Local groups* comments: *Please Specify	<p><b>Marchmont Association: Objection.</b></p> <p>The Marchmont Association would like to object to certain aspects of this proposal. We are concerned about loss of light and privacy as a result of the further enlargement of the rear extension. We are also concerned about overlooking and potential noise nuisance which may be caused to neighbours if the rear terrace if permitted to be used as a terrace as proposed.</p> <p><i>See paragraphs 3.1-3.8 Amenity</i></p> <p>We also strongly object to a rain pipe being installed on the front elevation because of the harm it will cause the appearance of the listed terrace, which has already suffered from the installation of similar ugly additions that were unfortunately not picked up on at the time they were installed.</p> <p><i>See paragraphs 2.1 - 2.9, Design</i></p>					

## **Site Description**

The Grade II listed building forms part of a terrace of 18 houses dating from c1801-6 located within the Bloomsbury Conservation Area. The application relates to the first, second and third floors (Class C3) which are listed externally and internally as are all properties to the terrace. The property has been extensively extended at lower ground and ground floor levels previously to serve a restaurant to the lower floors which is still in as a restaurant.

## **Relevant History**

9201132 & 9270169: PP and LBC Granted for "The erection of a rear extension to the basement and ground floor restaurant; the formation of an access to the basement from the pavement; the erection of a ventilation duct at the rear as shown on drawing numbers". Decision Date: 29/04/1993

## **Relevant policies**

### **LDF Core Strategy and Development Policies**

CS5 (Managing the impact of growth and development)  
CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)  
DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)  
DP26 (Managing the impact of development on occupiers and neighbours)  
DP28 (Noise and vibration)

### **Camden Planning Guidance (2011)**

CPG1 Design  
CPG6 Amenity

### **Bloomsbury Conservation Area Statement**

### **London Plan (2011)**

### **National Planning Policy Framework (March 2012)**

## Assessment

### 1.0 Proposal

*“Replacement of 1st floor rear extension with larger full width single storey extension, involving use of part of flat roof as terrace with the installation of balustrade and obscured glazed screen to all sides, and installation of front and rear rooflights, drainpipe to front and internal alterations across entire building”*

- Amendments: Reduction in size of extension by recession of the Northernmost side to sit 0.5m back from the remainder of the rear façade.
- Reduction in height of the extension by 0.2m to sit significantly below window opening to floor above
- Re-arrangement of proposed fenestration to form two windows to revised rear extension.
- Reduction in size of the roof terrace by recession from the edge of the roof by 1m and by 0.6m to the mutual boundary with No.57 to the south.
- Installation of conservation style rooflights to all relevant openings.
- Removal of drain pipe to the front of the property.

1.1 The scope of the proposed works include:

- Reconstruction of existing first floor rear extension located to the southern side to form a larger single storey extension projecting 0.1m further in depth and spanning the full width of the property, however recessed to the northern half of the building by 0.5m.
- The height of the proposed extension would be 2.8m from level of the flat roof to the existing ground floor rear addition. The extension would measure 1.3m higher than the existing rear addition. Two windows similar in size, scale and form to those existing albeit at a different height would be installed to the southern side of the extension. A French door leading onto the terrace would be formed to the northern recessed side of the extension.

1.2 Internal works include the removal and replacement of non-original partition walls, doors, skirting and architrave. The original fireplaces, original doorways, original ceilings and associated decorative plasterwork remaining will all be retained.

1.3 Materials to match existing included London stock brick to walls, timber frame windows and doors and felt to flat roof.

### Considerations

#### 2.0 Design

2.1 Policies CS14, DP24 and DP25 and Camden Planning Guidance 1 require new development to meet a high standard of design which respects the setting, context, proportions and character of the existing building.

2.2 Given that the property is grade II listed and sited within the Bloomsbury Conservation Area, it is hence worthy of significant protection and any development proposals will be handled with utmost sensitivity.

2.3 Assessing the amended rear extension including the element to the northernmost side, it is acknowledged to be of a reduced height (allowing breathing space to the openings below) and setback significantly from the projection of the ground floor addition with the northernmost element further recessed. Considering the presence of half width additions to this level along the rear of the terrace the principle of a sensitively designed extension is not objectionable. Although the proposal in this instance would differ in that the recess would be infilled somewhat it would still appear subservient when viewed from the open area to the rear in between the rear of the terrace and the Peabody Buildings off Herbrand St. Furthermore given the reductions in height, breathing space is afforded between the extended first floor and the second floor. Furthermore the amended proposal is setback and of a modest height (despite its two storey nature lower ground & ground floor level) hence the character and appearance of the Marston Road would not be altered significantly.

2.4 Although aspects of the extension including the large expansive sections of glazing to front and rear would be somewhat in contrast to existing fenestration, they nevertheless integrate successfully,

considering the matching brickwork surround whilst also setting out as being different to the host property. The key design features of the host building including its proportion, fenestration and material finish are all protected and remain the prominent features.

- 2.5 Assessing the installation of rooflights to the front and rear of the building, given that the rooflights proposed are conservation style, lying flush with the roofslope, they are considered to be acceptable in keeping with the fabric of the listed building. Similar such alterations have been performed at both adjoining properties to the front roofslope at No.'s 57 and 61. A condition shall be attached ensuring that conservation style rooflights are installed to ensure a commensurate appearance is achieved.
- 2.6 The drainpipe to the front originally proposed has now been removed from the scheme as it was not considered to be in keeping with the character and appearance of the host property.
- 2.7 On assessment of the internal alterations to the building, it is noted that there are no original features to be altered. These included fireplaces, a number of door openings, ceiling and associated plasterwork. Some inappropriate alterations have taken place internally overtime and the appropriate refurbishment proposed is welcomed.
- 2.8 A condition has been attached to the consent requesting proposed materials accord with those existing (where applicable), hence ensuring the integration of the new build element with the host building and the remainder of the streetscene.
- 2.9 Overall it is considered that, from a design perspective, the revised proposal is of an acceptable design, scale, fenestration and form and would assist in the retention of listed building fabric. The proposal is therefore considered acceptable and in accordance with policy DP24.

### **3.0 Amenity**

- 3.1 Although some massing and an increase in height is being added by virtue of the alterations, any or loss of light impacts incurred as a result of the extension would not be overly significant. Taking into consideration that a set of French doors and an associated roof terrace exists inside the mutual boundary at No.57, there would be some effects of the light and outlook gained in this area. Notwithstanding this, given the reduced height of the extension and its modest depth, any loss of light or outlook would not be over and above the existing situation. On assessment of the impacts to the other adjoining property at No.63, given the recessed section to this side, again coupled with the reduced height, the effects endured by No.61 would not be overly significant. Furthermore it is understood from the site inspection undertaken that the closed window opening affected serves a hallway, hence does not demand light and outlook to the same degree as a habitable window opening such as a kitchen, living room or bedroom.
- 3.2 The properties to the rear in the Peabody Estate at Herbrand Street are located a significant distance away (circa 18m) from the application site, hence would not directly experience any loss of light or outlook as a result of the proposal
- 3.3 Overall the additional massing added would not create any adverse loss of light or outlook impacts to neighbouring properties over and above the current situation.
- 3.4 Assessing the privacy impacts of the proposal to neighbouring properties, given the amendments to secure a reduction in size of the roof terrace coupled with its set in from the edge of the ground floor rear addition and associated 1.8m high screens to both sides, this greatly reduces the opportunity to view into neighbouring properties and associated gardens hence there would be no significant loss of privacy neighbouring properties as a result of this aspect of the alterations.
- 3.5 In direct response to an objection regarding potential overlooking impacts from the basement flat at No.61 Marchmont Street due north of the application site, it is considered that some overlooking may exist, however the visible portion of the rear garden at No.61 from the reduced terrace at application site would be negligible. Furthermore, windows to residential properties to the upper floors of adjoining and surrounding properties at this section of Marchmont Street would be able to view onto this space, hence the overlooking and loss of privacy impacts would not be over and above the current situation.
- 3.6 In response to an objection regarding privacy from a neighbouring property on Herbrand Street as previously detailed in the report, other terraces to the rear of properties exist along the rear of Marchmont Street, including that to a neighbouring property at No.57 hence the discernible difference of an

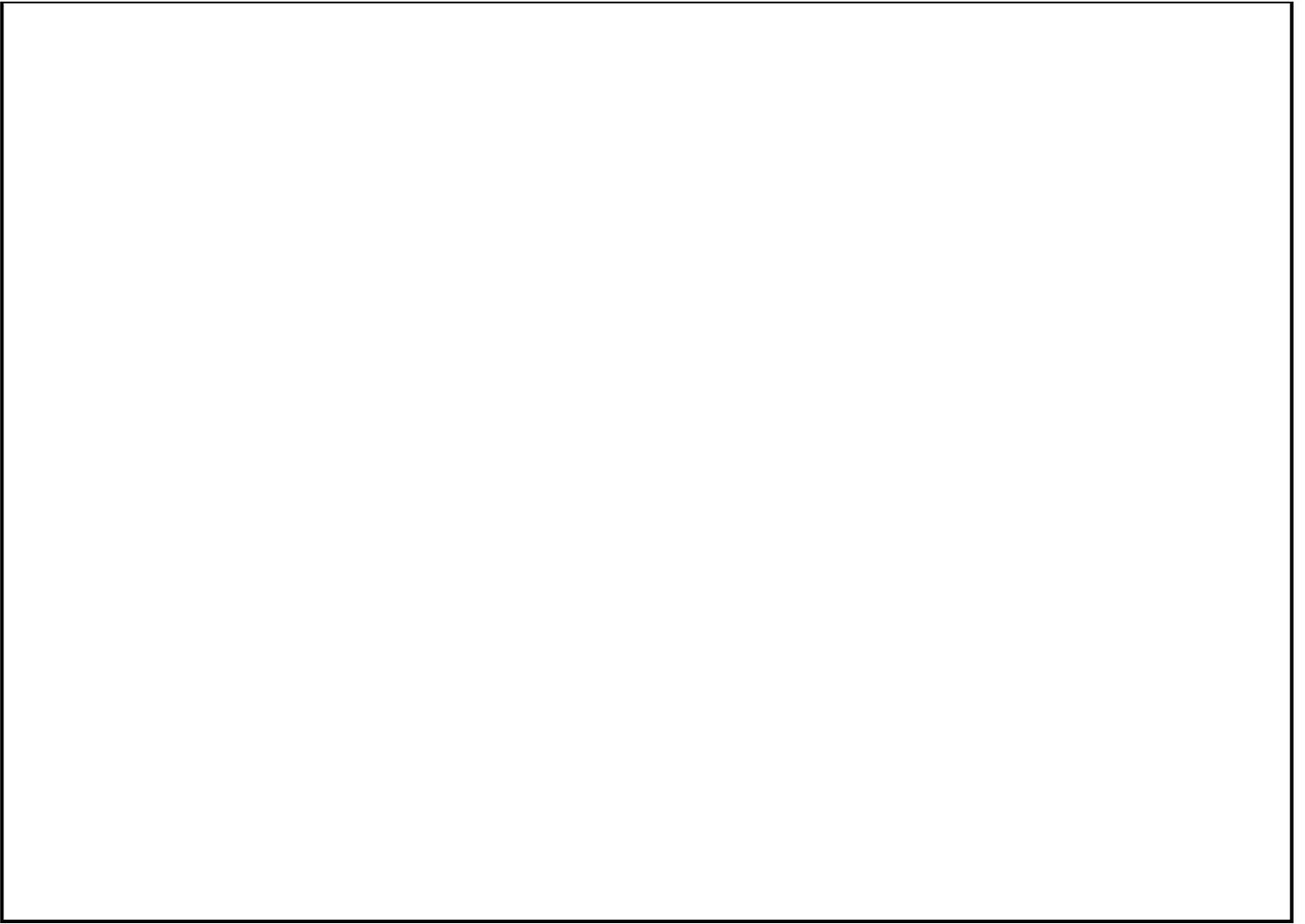
additional compact sized and screened terrace is not considered to create an additional invasion of privacy over and above the current situation. Moreover from a site inspection undertaken, it is possible to access a public laneway which runs between the rear of Marchmont Street and the Peabody Estate, hence proving the impacts endured would be negligible.

- 3.7 Concerns have been raised about potential noise and disturbance arising as a result of the roof terrace to the detriment of neighbouring properties. Given the compact size of the amended roof terrace, it is unlikely that the roof terrace would be able to accommodate large gatherings of people. In any event any noise or disturbances arising from the roof terrace(or any such roof terrace) do not necessarily represent a planning matter and would be covered and dealt with through Environmental Health legislation.
- 3.8 Overall it is considered that any subsequent losses of amenity endured to neighbouring occupiers as a result of the revised proposal would not be significant and not detrimental to their long term living conditions. The proposal is therefore considered acceptable and in accordance with policy DP26.

**Recommendation: Grant planning permission subject to conditions.**

**DISCLAIMER**

**Decision route to be decided by nominated members on Monday 15<sup>th</sup> December 2015. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**



Mr Elie Osborne  
4D Planning Consultants LTD.  
3rd Floor  
86-90 Paul Street  
London  
EC2A 4NE

Application Ref: **2014/4738/P**  
Please ask for: **Niall Sheehan**  
Telephone: 020 7974 **3968**

10 December 2014

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**59 Marchmont Street**  
**London**  
**WC1N 1AP**

# DECISION

#### Proposal:

Replacement of 1st floor rear extension with larger full width single storey extension, involving use of part of flat roof as terrace with the installation of balustrade and obscured glazed screen to all sides, and installation of front and rear rooflights, drainpipe to front and internal alterations across building.

Drawing Nos: Block Plan: MS01BP, OS Site Plan: MS01OS.

Existing: MS01P, MS02P, MS03P, MS01S, MS02S, MS03S, MS01E, MS02E.

Proposed: MS04P F, MS05P F, MS06P F, MS07P F, MS04S F, MS05S F, MS03E G, MS04E F.

Design and Access Statement: Planning, Design and Access Statement has been prepared by 4D Planning Consultants Ltd.

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.

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed: MS04P F, MS05P F, MS06P F, MS07P F, MS04S F, MS05S F, MS03E G, MS04E F.

Reason:

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of all conservation rooflights to both front and rear, all doors and cornices to be installed internally shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all new windows and doors externally to be installed (including jambs, head and cill), ventilation grills, external doors and gates;

b) Plans, elevation and section drawings of doors and cornices at a scale of 1:10;

c) Manufacturer's specification details of all conservation rooflights.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 if in CA of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (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 Culture & Environment

**DECISION**