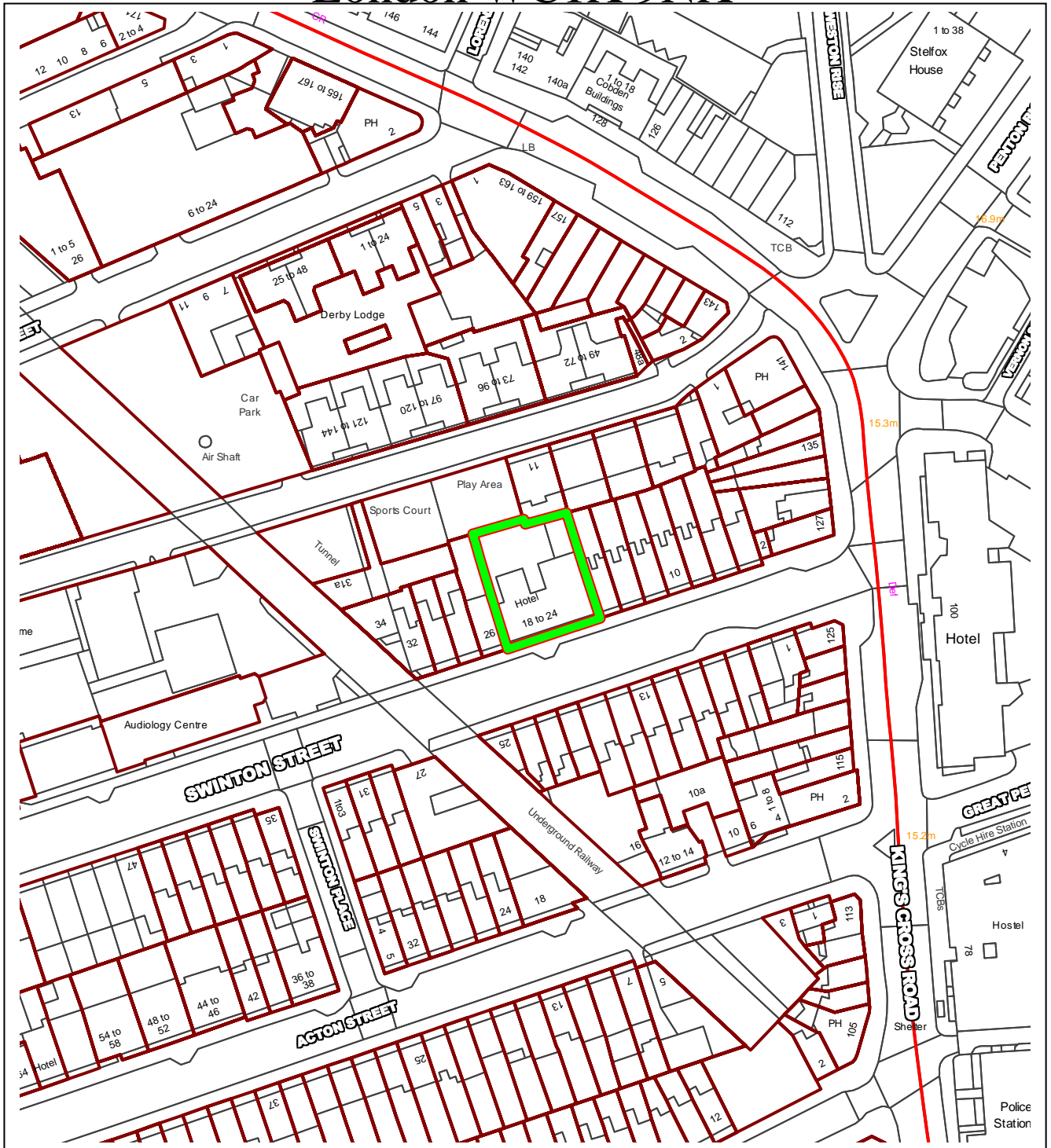


# 2017/6407/P- 18-24 Swinton Street, London WC1X 9NX



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<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>11/01/2018</b>
(Member's Briefing)		N/A	<b>Consultation Expiry Date:</b>	<b>28/12/2017</b>
<b>Officer</b>			<b>Application Numbers</b>	
Samir Benmbarek			(i) 2017/6407/P (ii) 2017/6646/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
18-24 Swinton Street London WC1X 9NX			See draft 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>				
(i) Erection of single storey outbuilding within rear garden to increase existing hotel accommodation (Use C1) (ii) Erection of a single storey outbuilding within rear garden to increase existing hotel accommodation and internal alterations to include erection of partition wall to form corridor (Use C1)				
<b>Recommendation:</b>	Grant Conditional Planning Permission and Listed Building Consent			
<b>Application Type:</b>	(i) <b>Full Planning Permission</b> (ii) <b>Listed Building Consent</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	--	No. of responses	--	No. of objections	--
Summary of consultation responses:	<p>3x site notices was displayed in close proximity to the the application site from 07/07/2017 (expiring on 28/07/2017). The site notices were displayed in the following locations:</p> <ul style="list-style-type: none"> <li>• Outside 18- 24 Swinton Street</li> <li>• On the junction of Swinton Street and King's Cross Road</li> <li>• Outside 7 Wicklow Street</li> </ul> <p>A press notice was also displayed in the local newspaper (Camden New Journal) from 01/12/2017 (expiring on 22/12/2017).</p> <p>No representations have been received from neighbours.</p>					
Comments from local groups:	<p>The Bloomsbury CAAC were formally consulted on the application. They responded, objecting to the proposal. Their comments are summarised as below:</p> <ol style="list-style-type: none"> <li>1. Proposed overdevelopment of the local area.</li> <li>2. Building was constructed to include a garden as part of the site.</li> <li>3. Erecting the outbuilding is not in keeping with the building's character</li> <li>4. The consistency of the layout of the gardens will be diminished as a result of the proposal.</li> <li>5. Gardens should remain as gardens.</li> </ol> <p>Officer's Response:</p> <ol style="list-style-type: none"> <li>1. <i>It is considered that the proposal would not lead to an overdevelopment of the local area.</i></li> <li>2. <i>Due to the ownership of the application and neighbouring buildings, the gardens have over time merged. The proposal does result in rear garden space remaining on the site(s).</i></li> <li>3. <i>It is considered that the proposal complements the building's character. Please refer to paragraph 2.3.</i></li> <li>4. <i>The layout of the gardens have been altered prior to the submission of these applications. The proposed outbuilding would not affect this matter further.</i></li> <li>5. <i>It is considered the proposal complements and retains the garden character.</i></li> </ol>					

## Site Description

The application site comprises 4x adjoining buildings located on the northern side of Swinton Street, which are in use as a hotel (use C1). The buildings are four storeys in height with a lower ground floor level. The buildings are occupied by 'The Swinton Hotel'. At the rear the gardens have been merged with some of the remaining boundary walls remaining. The rear amenity space also provides rear access to the 'Cottespar Hotel' located at No. 11 Wicklow Street.

The buildings are located within the Bloomsbury Conservation Area and the building are also Grade II listed. The buildings are a part of a listing as No's 4-26 and attached railings. Swinton Hotel (Nos. 22 and 24). The description is as below:

"GV II

*Terrace of 12 houses. c1835-44. 3 storeys and basements. Nos 22-26 with C20 attics in slated mansard roofs with dormers. 2 windows each. Nos 4-22: yellow stock brick with rusticated stucco ground floors and plain 1st floor sill band. No.14, ground floor painted. Nos 10 & 12 slightly projecting. Round-arched ground floor openings. Architraved doorways with pilaster jambs carrying cornice-heads, some with patterned fanlights, and panelled doors. Architraved sashes; ground floors mostly with margin lights. 1st floors with cornices and cast-iron balconies. Parapets. Nos 24 & 26: yellow stock brick with rusticated stucco ground floors and plain 1st floor sill band. Segmental-arched doorways with fanlights, No.24 with pilaster-jambs carrying cornice-head, No.26 with fluted quarter columns. Gauged brick flat arches to recessed sashes with glazing bars; 1st floors with cast-iron balconies. Stucco cornices and blocking courses. INTERIORS not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, St Pancras IV: London: -1952: 98)".*

There is an extant planning permission and associated listed building consent (please refer to 'Relevant History') for an outbuilding in the same location that is slightly larger in its scale than this proposal. The expiry date for these permissions are 14 September 2018.

## Relevant History

**2015/2372/P & 2015/3375/L-** Full Planning Permission and Listed Building Consent granted on 14/09/2015 for the erection of single storey outbuilding within rear garden to increase existing hotel accommodation (from existing 53 to 55 rooms) including re-configuration of external rear metal staircase (Class use C1)

## Relevant policies

### National Planning Policy Framework, 2012

### The London Plan 2016

### London Borough of Camden Local Plan 2017

A1 (Managing the impact of development)

A3 (Biodiversity)

D1 (Design)

D2 (Heritage)

CC2 (Adapting to climate change)

CC3 (Water and flooding)

### Camden Supplementary Planning Guidance

CGP1 (Design) 2015

CPG6 (Amenity) 2011

### Bloomsbury Conservation Area Appraisal and Management Strategy 2011

## Assessment

### 1. Proposal

1.1 Planning permission and listed building consent is sought for the following developments and alterations at 18-24 Swinton Street:

- Erection of an outbuilding within the rear garden of No. 18-14 Swinton Street
- Internal alterations within the hotel to consist of erection of partition wall (No. 18).

1.2 The proposed outbuilding would be measured at 8.56m in length and 3.85m in depth (resulting in a footprint of approximately 33sqm) and would be at a height of 3.1m at the front elevation and slight decreasing in height to 3.0m at the rear along the boundary. The materials used in the construction of the outbuilding are 'Scandinavian timber' and it would feature a green roof.

1.3 An outbuilding was previously approved under permission 2015/2372/P. The permission was for a building 9m in length and 4.3m in depth (resulting in a footprint of approximately 38sqm) and at a height of 4.2m from the ground level of the rear garden. The materials used in the construction of the previously consented outbuilding were brickwork and timber cladding. The previously granted planning permission and listed building consent are material considerations in determining the current applications.

1.4 The main issues for consideration are:

- The impact of the proposal upon the character or appearance of the host listed building and the surrounding area;
- The impact on the listed building; and
- The impact the proposal may have upon the amenity of the occupiers of the neighbouring properties including noise.

### 2. Conservation and Design

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting context, the form and scale, and the quality of materials to be used. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance. Furthermore, due to extant planning permission for a previous outbuilding, the proposal will also be assessed in light of this.

2.2 CPG1 advises that developments in rear gardens should ensure that it has minimal visual impact on and is visually subordinate to the host garden, not detract from the open character and garden amenity of the neighbouring gardens, and the use of complementary materials that are appropriate for rear garden developments.

2.3 The proposed outbuilding is considered to be appropriate in its scale, design and materials in relation to the host building. The outbuilding would be located in the north-western corner of the garden and is considered to be subordinate to the host building in its footprint and height. The



materials used (timber) are considered as complementary to the application building and appropriate for its rear garden location. Images have been provided of the appearance of the materials once they have been weathered this is considered sufficient to demonstrate that the materials would weather well.

- 2.4 The scale of the proposed outbuilding is lesser than that of the outbuilding approved by the extant permission and is therefore considered secondary to the host building than the previously approved scheme. Furthermore, the materials used in the proposal do not involve the use of brick unlike the extant permission and the use of timber is considered to be of an appropriate appearance in for its rear garden setting.
- 2.5 The proposed outbuilding is not considered to cause harm to the character and appearance or setting of the host building or the surrounding conservation area. From Swinton Street, the proposal would not be visible due to its location at the rear of the building. To the rear of the site is a children's playground along Wicklow Street in which when traversing along this street the rear of the buildings and the rear boundary fence can be viewed through the playground.
- 2.6 The proposed outbuilding would not be higher than the existing fence and therefore would not be visible from the playground or at street level along Wicklow Street. Therefore as it is not visible from either the front or rear public views, it is considered that the proposal would not harm the character and appearance of the Bloomsbury Conservation Area.
- 2.7 The rear garden building would be accessed by guests via a new corridor in building no. 18. The historic plan form within the building has already been lost and it is not considered that the erection of the wall would result in any further harm to the historic form or fabric of the listed building. The rear door that provides access to the rear will not be altered as part of the works. The works to listed building are acceptable.
- 2.8 Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 2.9 Although not a part of the development, it should be noted that the existing brick furnace structure within the rear garden (behind No. 18) should be retained.

### **3. Impact on Neighbouring Amenity**

- 3.1 Policy A1 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 implications on daylight and sunlight. CPG6 seeks for developments to be 'designed to protect the privacy of both new and existing dwellings to a reasonable degree' and that the Council 'aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers'.
- 3.2 18-24 Swinton Street is neighboured by other hotels to the north and east of the site and residential uses to the west, north and northeast of the site. It is considered that the proposed outbuilding would not present issues of overlooking, sense of enclosure or adverse impacts to outlook from neighbouring properties.
- 3.3 Due to the height of the proposal and its distance from the habitable windows at No. 26 Swinton Street, it is not considered that the outbuilding would cause adverse impacts to daylight and sunlight. It is further considered that the proposal would not impact access to daylight and sunlight for the other adjoining buildings.
- 3.4 The proposed outbuilding would be in use by hotel guests as accommodation which may cause potential for noise and disturbance by traversing from the main hotel building to the outbuilding as well as noise from within the outbuilding. It is not expected that this would be at an adverse level and it is anticipated that the operation and management of the hotel would maintain noise

and disturbance to a minimum.

#### **4. Green Roof and Sustainability**

- 4.1 Policy CC2 of the Camden Local Plan requires development to incorporate sustainable design measures including green roofing wherever possible. The proposal includes green roofing to the outbuilding.
- 4.2 The proposed scheme has been reviewed by the Council's Trees and Landscape Officer who raises no objection to the development on biodiversity principles, subject to a condition attached upon approval. This will be to require full details of the proposed green roof including plant species, planting density, substrate, detail of depth and maintenance plan for the initial period. The is to ensure the proposed green roof undertakes measures to account for biodiversity and the water environment.
- 4.3 The rear gardens features existing palm trees in which the proposal may affect in its construction and development. Palm trees are not considered to be trees in this context as they are not considered indigenous. However, a condition will be secured upon approval for hard and soft landscaping details within the rear garden in association with the outbuilding to sure that the garden character of the rear is retained and improved.

#### **5. Recommendation**

Approve conditional planning permission and listed building consent.

#### **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 29th January 2018, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.*

Miss Zainab Khan  
Ecospace  
5A/6A Iliffe Yard  
London  
SE17 3QA

Application Ref: **2017/6407/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

23 January 2018

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**18-24 Swinton Street**  
**London**  
**WC1X 9NX**

# DECISION

Proposal:

Erection of single storey outbuilding within rear garden to increase existing hotel accommodation (Use C1)

Drawing Nos: 1733.PL: 01; 02; 03; 04; 05; 06; Design and Access Statement.

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).

Executive Director Supporting Communities



- 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 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: 1733.PL: 01; 02; 03; 04; 05; 06; Design and Access Statement.

Reason:

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

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 search for 'environmental health' on the Camden website 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

Ecospace  
5A/6A Iliffe Yard  
London  
SE17 3QAApplication Ref: **2017/6646/L**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

23 January 2018

**DRAFT**

Dear Sir/Madam

**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**Address:  
**18-24 Swinton Street**  
**London**  
**WC1X 9NX****DECISION**

## Proposal:

Erection of single storey outbuilding within rear garden to increase existing hotel accommodation and internal alterations to include erection of partition wall to form corridor (Use C1)

Drawing Nos: 1733.PL: 01; 02; 03; 04; 05; 06; Design and Access Statement.

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

## Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

Executive Director Supporting Communities



following approved plans: 1733.PL: 01; 02; 03; 04; 05; 06; Design and Access Statement.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

**DRAFT**

Informative(s):

1

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

**DECISION**