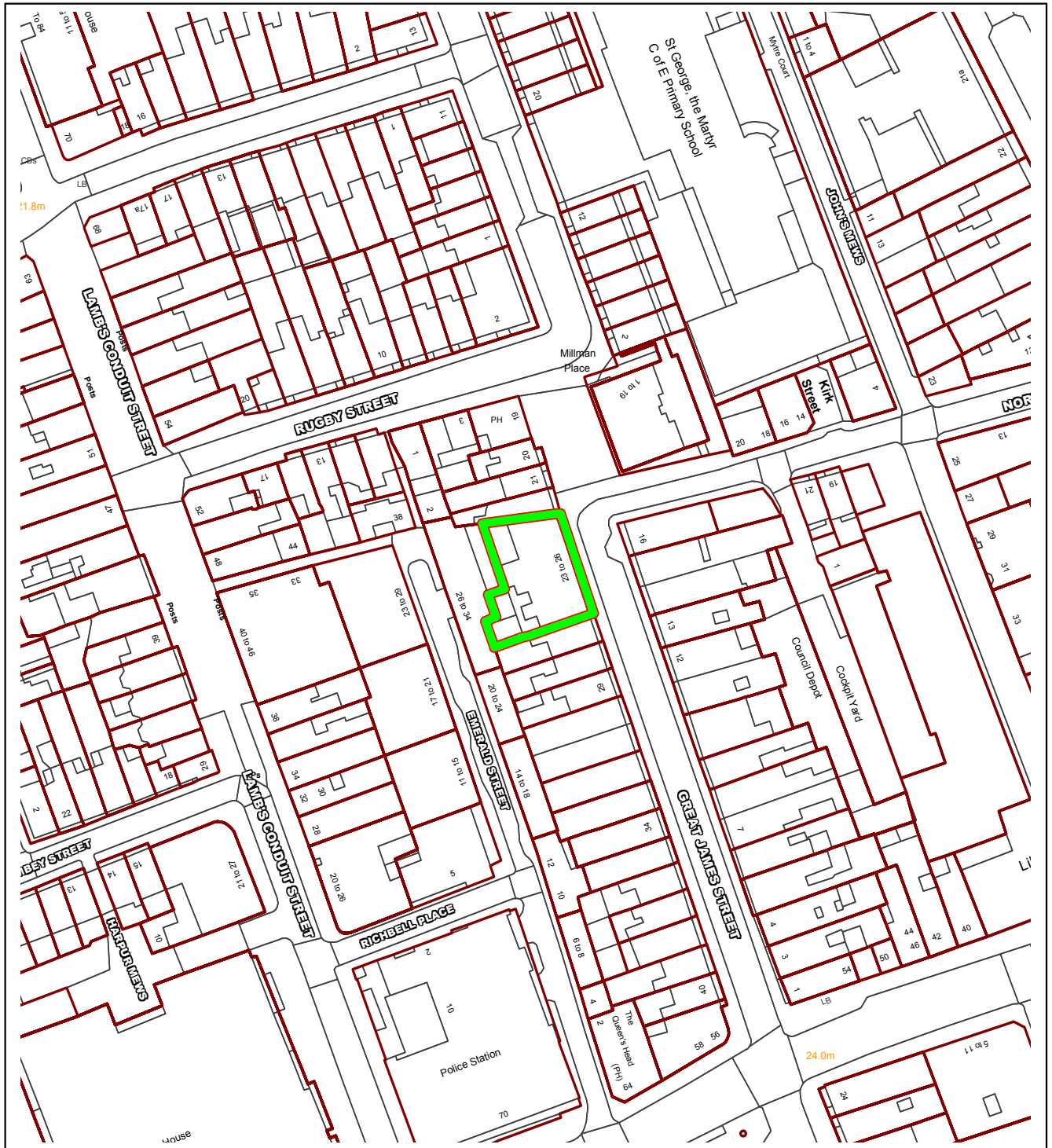


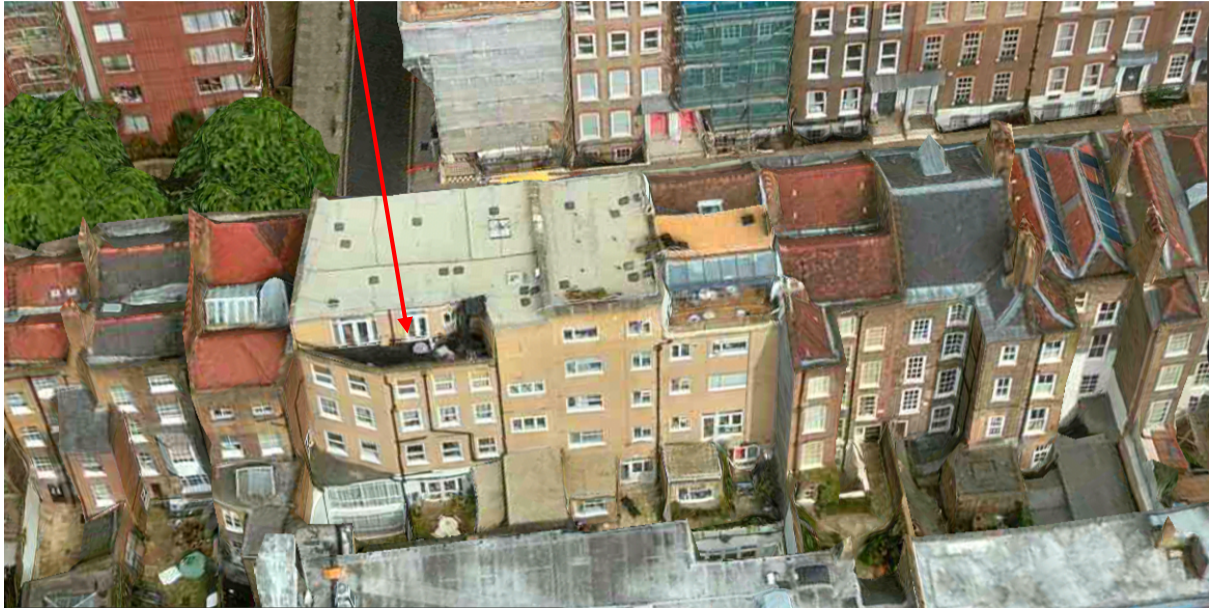
Flat 9, 23-24 Great James Street 2018/5375/P



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Site photographs

1. Aerial view of the site showing existing rear roof terrace



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date: 31/12/2018	
		N/A		Consultation Expiry Date: 30/12/2018	
Officer			Application Number(s)		
Patrick Marfleet			1. 2018/5375/P 2. 2018/5376/L		
Application Address			Drawing Numbers		
Flat 9, 23-24 Great James Street London WC1N 3ES			See draft decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Enlargement of existing roof extension to rear with associated internal alterations.					
Recommendation(s)		1. Grant conditional planning permission 2. Grant conditional listed building consent			
Application Type:		Full Planning Permission & Listed Building Consent			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	02	No. of objections	02
		No. electronic	02		
Summary of consultation responses:		Site notice: 30/11/2018 - 24/12/2018 Press notice: 06/12/2018 - 30/12/2018 Two objections were received from the freeholders of 23-26 Great James Street and the following concerns raised: <ol style="list-style-type: none"> 1. The building is listed and the application should be considered in that light. 2. Any roof works should not block or impede emergency escape routes. 3. We oppose any scaffolding to the outside of the building associated with the works. 4. Applicant is in breach of the terms of their lease which requires landlords approval for any building works. 5. There are 15 other residential and 2 commercial properties in the building. The leaseholders of these premises might have comments to 			

	<p>make and should be consulted.</p> <p><u>Officer comments</u></p> <ol style="list-style-type: none"> 1. <i>The impact of the proposal on host building is discussed in section 2.2</i> 2. <i>See section 2.4 of this report.</i> 3. <i>The use of scaffolding would require a building license which is separate to the planning process.</i> 4. <i>Potential breaches of leasehold agreements are a legal matter that would not form a material consideration when assessing a planning application.</i> 5. <i>A site notice was displayed outside the site and an advert published in the local press in line with the Council's consultation requirements.</i>
<p>CAAC/Local groups comments:</p>	<p>Bloomsbury CAAC objected on the following grounds:</p> <ol style="list-style-type: none"> 1. The design of the proposal is inappropriate for this important listed building. <p><u>Officer comments:</u></p> <ol style="list-style-type: none"> 1. <i>The impact of the proposal on the character and appearance of the listed building is discussed in section 2.2 of this report.</i>
<p>Site Description</p> <p>The application site relates to a five storey plus basement building located on the north western side of Great James Street. Nos.23, 24 and 25 were formerly three terraced houses but were reconstructed in the early 20th century and replicated their early 18th century design and form. Nos.23 and 24 have also been converted into one property with a central door-case. Flat 9, is housed within an existing roof extension at fourth floor level which has a small terrace area to the rear and guardrails on the flat roof above.</p> <p>The building is Grade II listed for being part of a wider listed terrace rather than any special historic significance it possesses (due to it being a 20th century re-build). The site is located within the Bloomsbury Conservation Area.</p>	
<p>Relevant History</p> <p><u>Application Site</u></p> <p>PS9905011 - Planning permission for an extension to the existing fourth floor to form a one bedroom flat. Approved 05/05/2000.</p>	
<p>Relevant policies</p> <p>National Planning Policy Framework 2019</p> <p>The London Plan March 2016</p> <p>Camden Local Plan 2017 A1 Managing the impact of development D1 Design D2 Heritage</p>	

Camden Planning Guidance

CPG Design (March 2018)

CPG Amenity (March 2018)

Bloomsbury conservation area appraisal and management strategy 2011

Assessment

1.0 PROPOSAL

1.1 Planning permission and listed building consent is sought for the enlargement of the existing single storey roof extension at fourth floor level. The proposed development would extend to the rear building line of the host property and incorporate all of the existing rear roof terrace area and spiral staircase at the site, providing approximately 11sqm of additional floor-space for the 2 bed flat as a result. The proposed extension would be fitted with timber sash windows to match the size and design of the existing rear windows below. Access to the flat roof of the extension would be provided via a new roof-light and internal staircase.

Revisions

1.2 Concerns were raised by officers with regard to the appearance of the glazed rear façade initially proposed for the rear extension and the impact it had on the appearance of the host building and surrounding conservation area. The applicant has since submitted revised plans which show the replacement of the glazing with five windows of equal size and design to the existing rear windows below, which is now considered acceptable.

1.3 The Bloomsbury CAAC were contacted to see if they wished to withdraw their objection in light of the revised drawings, as they were considered to address the concerns initially raised with regard to the design of the proposed development. However, no response has been received to date.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation (impact of the proposal on the special interest of the host Listed Building and the character and appearance of the surrounding conservation area);
- Amenity;

2.2 DESIGN AND CONSERVATION

2.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 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.

2.2.2 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013, requires special attention to be paid to the desirability of preserving the building's setting or any features of special architectural or historic interest. In considering developments affecting a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

External works

2.2.3 As stated in the site description section of this report, the host building is a relatively modern development dating from the early 20th century that was re-built to match as closely as possible its

original Georgian Townhouse appearance. The property is listed for being part of the terrace of listed buildings at 26-47 and 39-40 rather than having any fabric or features of particular historic interest. This absence of historic significance is evident from viewing the rear elevations of 23, 24 and 25 which have plain brick facades with relatively shallow window reveals and modern window fittings in the case of No.25, which contribute little to the character of the buildings and wider conservation area.

2.2.4 Given the above, the size and scale of the proposed roof extension is considered to represent a proportionate addition that would not add a significant amount of bulk and mass to the existing property, particularly as the majority of the roof is covered by the existing extension at the site. The proposed extension would be built flush with the principle rear elevation of the host building and would align with the adjoining rear elevation at No.25, which would help to rationalise the appearance of the host property and unify the rear elevations of Nos.23, 24 and 25. Furthermore, the proposed windows would match the size and design of the existing rear windows below and would provide a more consistent fenestration pattern to the rear of the site.

Internal works

2.2.5 Some minor internal works to the layout of the flat are proposed which include the relocation of bathroom and some alterations to partition walls. These internal alterations are considered acceptable as they would include the removal of non-historic fabric and would not cause any harm to the plan form of the existing roof extension.

2.2.6 As a result, the proposed development is considered to be a minor intervention that would not cause harm to the character and setting of the host and neighbouring dwellings and would not have a significant impact on the appearance of the surrounding conservation area, given its limited visibility from the public realm.

2.3 AMENITY

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.

2.3.2 The proposed external alterations would not cause harm to the amenity of neighbouring residents in terms of loss of light or outlook. Similarly, the proposed windows would share the same outlook as the existing rear windows at the site and would not lead to increased levels of overlooking as a result.

2.3.3 It is noted that the proposal would result in the loss of the existing rear roof terrace area and spiral staircase at fourth floor level. However, access to the roof of the existing extension would be re-provided via a roof-light and internal staircase at the property, and would ensure the occupant's access to outdoor amenity space is retained as a result of the development.

2.4 SAFETY

2.4.1 Officers note the concerns that have been raised from neighbouring residents with regard to proposed development blocking emergency escape routes at the site. However, there would be no fire/emergency escape routes being blocked by the proposal. The existing external spiral staircase provides access from the existing rear terrace area to the roof of the extension and is only accessible to the occupants of the top floor flat. The current proposal would introduce a large openable roof-light with internal steps leading up to it, providing access to the flat roof of the extension which already has a safety balustrade surrounding it.

3.0 RECOMMENDATION

- 3.1 a) Grant conditional planning permission
 b) Grant conditional 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 8th April 2019, 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'

Planning Insight
62 Britton Street
London
EC1M 5UY

Application Ref: **2018/5376/L**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

2 April 2019

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Flat 9
23-24 Great James Street
London
WC1N 3ES**

DECISION

Proposal:

Enlargement of existing roof extension to rear with associated internal alterations.

Drawing Nos: 20180749-PL04 R00, 20180749-PL05 R00, 20180749-PL01 R00,
20180749-PL03 R00, 20180749-PL02 R00, 20180749-PL09 R00, 20180749-PL06 R00,
20180749-PL10 R00, 20180749-PL11 R00, 20180749-PL07 R00, 188 000, 20180749-
PL08 R00

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

Executive Director Supporting Communities



Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 20180749-PL04 R00, 20180749-PL05 R00, 20180749-PL01 R00, 20180749-PL03 R00, 20180749-PL02 R00, 20180749-PL09 R00, 20180749-PL06 R00, 20180749-PL10 R00, 20180749-PL11 R00, 20180749-PL07 R00, 188 000, 20180749-PL08 R00

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 work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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.

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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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 paragraph 38 of the National Planning Policy Framework 2019.

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

Application ref: 2018/5375/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 2 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Planning Insight
62 Britton Street
London
EC1M 5UY UK

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 9

23-24 Great James Street

London

WC1N 3ES

DECISION

Proposal:

Enlargement of existing roof extension to rear.

Drawing Nos: 20180749-PL04 R00, 20180749-PL05 R00, 20180749-PL01 R00, 20180749-PL03 R00, 20180749-PL02 R00, 20180749-PL09 R00, 20180749-PL06 R00, 20180749-PL10 R00, 20180749-PL11 R00, 20180749-PL07 R00, 188 000, 20180749-PL08 R00

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 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 20180749-PL04 R00, 20180749-PL05 R00, 20180749-PL01 R00, 20180749-PL03 R00, 20180749-PL02 R00, 20180749-PL09 R00, 20180749-PL06 R00, 20180749-PL10 R00, 20180749-PL11 R00, 20180749-PL07 R00, 188 000, 20180749-PL08 R00

Reason:

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

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).
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- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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