

# 2018/2172/P & 2018/2173/L - 9 Thanet Street



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## 9 Thanet Street – Photos



1. Front view



2. Rear view



3. View towards no. 10



4. View across roof of adjoining extension to no. 8





5. Aerial view showing adjoining terrace extensions

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	26/09/2018
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>	02/09/2018
<b>Officer</b>			<b>Application Number(s)</b>		
Thomas Sild			1) 2018/2172/P 2) 2018/2173/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
9 Thanet Street London WC1H 9QL			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>					
1) Erection of single storey rear extension to lower ground floor including excavation of rear garden 2) Erection of single storey rear extension to lower ground floor following excavation of garden; alterations to internal layout at lower ground floor.					
<b>Recommendation(s):</b>		1) Grant conditional planning permission 2) Grant conditional listed building consent			
<b>Application Types:</b>		1) Full Planning Permission 2) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	Site notice displayed: 03/08/2018 (consultation expiry date 27/08/2018) Press notice printed: 09/08/2018 (consultation expiry date 02/09/2018)  No comments have been received.			
Bloomsbury CAAC	Bloomsbury CAAC submitted an objection to the listed building consent in response to the original plans, as follows:  1. Objects to complete removal of original exterior wall at lower rear 2. Removes original access to garden 3. Completely removes internal structural wall 4. Proposed wholly-glazed extension is out of character with existing building 5. Suspect that neighbouring houses are well preserved  <u>Officer response:</u>  1. Plans have been revised to retain the existing exterior wall and rear openings. 2. The original rear door opening would be retained internally 3. Plans revised to retain this wall, retain the separate stair well compartment and overall retain the plan form to an acceptable degree 4. The glazed extension is in clear contrast to the building, but given its subordinate scale and retention of the original rear wall allows the historic envelope to be preserved 5. The adjoining no. 8 has recently been extended at lower ground floor level to a similar scale			

## Site Description

9 Thanet Street is a Grade II listed three-storey dwellinghouse situated on the eastern side of the road. The house retains a largely intact plan form and original rear façade. The site sits within the Bloomsbury Conservation Area and is identified as a positive contributor.

## Relevant History

None relevant at application site

### Adjacent sites

No 8

- 2015: 2015/3338/P with 2015/3909/L granted permission for the erection of single storey rear extension at lower-ground floor level and replacement and re-rendering of the flank elevation wall, installation of a new internal door at ground floor level, the creation of a new en-suite bathroom at first floor level following the installation of new internal wall

No 11

- 1995: 9570101 granted permission for the erection of a glazed conservatory at the rear

## Relevant policies

### **National Planning Policy Framework 2019**

### **London Plan 2016**

### **Camden Plan 2017**

A1 Managing the impact of development

D1 Design

D2 Heritage

### **Other Planning Policies / Guidance**

CPG Altering and extending your home (2019)

CPG Design (2019)

### **Bloomsbury Conservation Area Appraisal and Management Strategy 2011**

## Assessment

### **1. Proposal**

- 1.1. Planning permission is sought for the erection of a 3m high, full width single storey rear extension at lower ground level, 2.9m in depth beyond the existing rear façade.
- 1.2. Listed building consent is sought for the above works and also alterations to the internal layout at lower ground floor level.

### **2. Revisions**

- 2.1. The proposed plans were revised following officers concerns over the visual impact of the initial design both on the special character and features of the listed building. Following advice from

the Council's conservation officer, the extension design was revised to enable the preservation of the historic rear door opening above the roofline.

- 2.2. Internally the proposals were revised significantly to retain the stairwell compartment, largely retain the main spine wall and to preserve the existing rear openings internally.

### **3. Assessment**

#### Design and heritage

- 3.1. Local Plan policy D1 seeks to achieve high quality 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. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings.
- 3.2. CPG Altering and extending your home states that in order for a new extension to be subordinate to the original building, its height and depth should respect the existing common pattern of rear extensions at neighbouring sites, where they exist.
- 3.3. The terrace of 10 houses of which no. 9 forms part, has a varied pattern of rear extensions at lower ground level. The adjoining no. 8 has an extension of similar depth, granted in 2015. No. 10, the adjoining neighbour to the north side has not been extended to the rear however the remaining nos. 11 to 17 have all been extended at lower levels to varying extents and are not preserved in their original form.
- 3.4. As such the prevailing pattern of development is for extensions at lower ground level. The addition of the proposed extension at no. 10 would not be detrimental to the existing character of the terrace.
- 3.5. The 2.9m depth of the extension and 3m height is considered to remain subordinate to the host building and would allow for the retention of a useable garden space.
- 3.6. The largely glazed, simple design of the extension would sit against the preserved rear façade of the house using painted brick to match that of the existing lower section of the rear elevation. The extension would be clearly distinguishable from the historic form of the building, and a glazed roof lantern would enable the original rear door with brick arch to be retained in full above the extension roofline.
- 3.7. Given its siting, the extension would have very limited visibility to its surroundings and would not be visible to the street. As such it would be considered to preserve the special character of the conservation area.
- 3.8. Special regard has been attached to the desirability of preserving or enhancing 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 2013.

#### Internal works

- 3.9. Internally, the historic plan form would remain highly legible within the lower ground floor. The existing window opening to the garden would be preserved internally as the opening into the extension. The principal spine wall would be largely retained with an opening created between the front and rear spaces. Overall, it is considered that the internal changes enable the special character of the building's plan form to be maintained.

- 3.10. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s. 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Neighbour amenity

- 3.11. 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, overlooking, outlook and implications on daylight and sunlight.
- 3.12. The proposed extension would rise 0.6m above the existing boundary wall with no. 10 Thanet Street. This increase in height is not considered significant enough to result in unacceptable harm to neighbour amenity through loss of daylight or outlook.
- 3.13. The extension would run alongside the existing extension at no. 8, with a 0.3m increase to the boundary wall separating the extensions. There would be no significant impact on the amenity of this neighbour.
- 3.14. Excavation below ground level
- 3.15. The proposals include the excavation of the entire rear garden space to a depth of 1.1m below the existing. Given the constrained nature of the site and its listed status a Basement Impact Assessment was submitted and independently audited by the Council's appointed consultant engineers. The proposed method of excavation and construction was found to be acceptable in its approach to the protection of the host building and adjoining structures.

**4. Recommendation**

- 1) Grant conditional planning permission
- 2) Grant conditional listed building consent

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 28th May 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Jayne Fisher Design  
68 Heathside  
Hinchley Wood  
Esher  
KT10 9TF

Application Ref: **2018/2173/L**  
Please ask for: **Thomas Sild**  
Telephone: 020 7974 **3686**

21 May 2019

**DRAFT**

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**9 Thanet Street  
London  
WC1H 9QL**

**DECISION**

Proposal: Erection of single storey rear extension to lower ground floor following excavation of garden; alterations to internal layout at lower ground floor.

Drawing Nos: Site Plan, 001, 001a Rev D, 004 Rev A, 004a Rev B, 005, 005a Rev B, BIA Screening Study (Barden Chapman), Basement Impact Assessment Audit (Revision F Campbell Reith April 2019)

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.

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Site Plan, 001, 001a Rev D, 004 Rev A, 004a Rev B, 005, 005a Rev B, BIA Screening Study (Barden Chapman), Basement Impact Assessment Audit (Revision F Campbell Reith April 2019)

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.

**DRAFT**

Informative(s):

- 1 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.
- 2 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.
- 3 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**

Application ref: 2018/2172/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 21 May 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Jayne Fisher Design  
68 Heathside  
Hinchley Wood  
Esher  
KT10 9TF

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Householder Application Granted**

Address:  
**9 Thanet Street**  
**London**  
**WC1H 9QL**

Proposal:

Erection of single storey rear extension to lower ground floor including excavation of rear garden  
Drawing Nos: Site Plan, 001, 001a Rev D, 004 Rev A, 004a Rev B, 005, 005a Rev B, BIA  
Screening Study (Barden Chapman), Basement Impact Assessment Audit (Revision F  
Campbell Reith April 2019)

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 and documents: Site Plan, 001, 001a Rev D, 004 Rev A, 004a Rev B, 005, 005a Rev B, BIA Screening Study (Barden Chapman), Basement Impact Assessment Audit (Revision F Campbell Reith April 2019)

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

- 4 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.

- 5 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment BIA - Screening Study Rev P1 (Barden Chapman) dated 27/07/2018 and further detailed in the Basement Impact Assessment Audit Revision F1 Appendix 3 (Campbell Reith) dated April 2019 hereby approved.

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.

Informative(s):

- 1 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.
- 2 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.
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Yours faithfully

Director of Regeneration and Planning