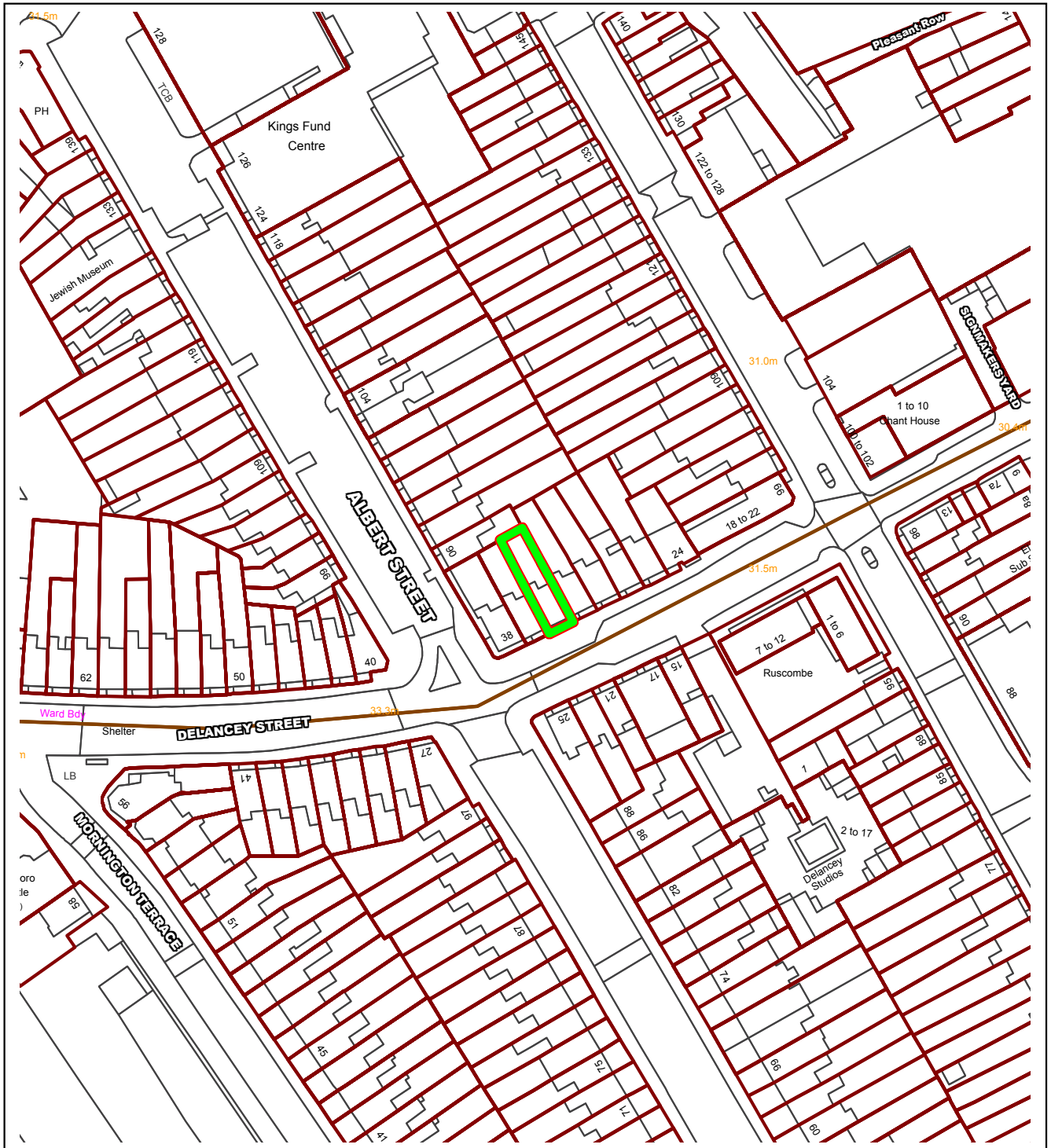
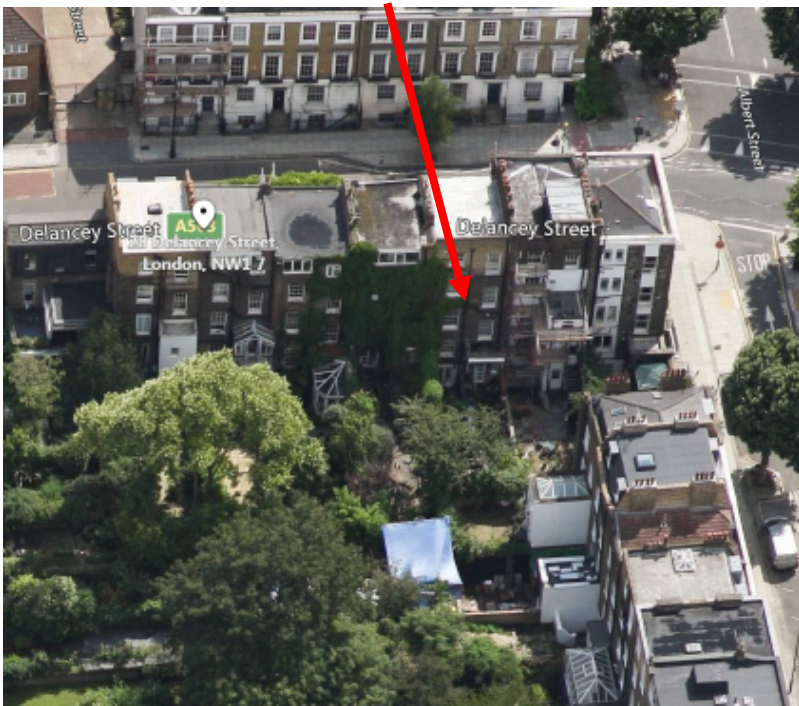


34 Delancey Street, NW1 7NH 2018/5441/P



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34 Delancey Street – Photographs



Pre-existing rear



Existing condition



Rear view showing Grade II listed no. 38



Side flank of no. 32's extension

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	02/01/2019
		N/A		Consultation Expiry Date:	06/01/2019
Officer			Application Number(s)		
Thomas Sild			2018/5441/P		
Application Address			Drawing Numbers		
34 Delancey Street London NW1 7NH			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of two single storey rear extensions at ground and lower ground floor levels					
Recommendation(s):		Grant conditional planning permission			
Application Types:		Full Planning Permission			

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:	Press notice: 13/12/2018 – 06/01/2019 Site notice: 12/12/2018 – 05/01/2019			
CAAC/Local groups* comments:	<p>Camden Town CAAC</p> <p>Reasons for objection:</p> <ul style="list-style-type: none"> • Proposal not in keeping with the existing building • Proportion of solid to void not in keeping • The lantern should not be visible above the parapet • Added ground floor extension should be integrated with the original <p>Officer response:</p> <ul style="list-style-type: none"> • <i>The development is considered to create two subordinate sized additions to the building using sympathetic materials and fenestration details to the host building. The house and the adjoining neighbours contain large rear facing windows and the proposed single glazed door at lower level and French doors with side window at ground level would not create an excessively large proportion of glazing relative to the house and surroundings. The partial visibility of the timber frame roof lanterns would not negatively impact the design or appearance of the extensions or surroundings and is not considered to detract from the character and appearance of the host building or wider terrace given the existing pattern of development to the rear of these properties.</i> 			

Site Description

The application site relates to a five storey (including basement and roof extension levels) early Victorian dwellinghouse on the north side of Delancey Street within the Camden Town Conservation Area for which it is named as a positive contributor.

The property sits in close proximity to the Grade II listed no. 38 Delancey Street, which is sited on the corner with Albert Street.

The house has undergone recent unauthorised development by way of the erection of two rear conservatory extensions at ground and lower ground floor levels.

Relevant History

Application site

- **30 April 2018 (EN18/0331)** - Enforcement case opened relating to unauthorised rear extensions at lower ground floor and ground floor following refusal of Certificate of Lawfulness (Existing). No enforcement action has been taken yet, pending the determination of the current application.
- **17 November 2017 (2017/5588/P)** - Certificate of Lawfulness (Existing) refused for erection of 2 x single storey rear conservatory extensions at ground floor and lower ground floor level. *This was refused as the enlarged part of the dwellinghouse would extend beyond the rear wall of the original dwellinghouse by more than 3 metres and would include the cladding of their exterior with plastic and tiling to a dwellinghouse located on article 2(3) land.*
- **19 July 2002 (PEX0200492)** Permission granted for the erection of a roof extension and terrace.
- **20 December 1984 (8402094)** - Permission granted for the erection of one-storey residential roof extension (*not implemented*).

No. 30

- **4 February 2000 (PE9900999)** - Permission granted for erection of rear conservatory at garden level

No. 32

- **11 June 1985 (8500977)** - Permission granted for the erection of a single storey ground floor extension

No. 36

- **26 August 1988 (8802484)** - Permission granted for the erection of a three storey rear addition to be used for residential purposes

Relevant policies

National Planning Policy Framework 2018

London Plan 2016

Draft New London Plan showing Minor Suggested Changes (13 August 2018)

Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Other Planning Policies / Guidance

Camden Planning Guidance (CPG) 2015 – CPG 1 (Design)

Camden Planning Guidance (CPG) 2011 – CPG 6 (Amenity)

Camden Town Conservation Area Appraisal and Management Strategy (2007)

Assessment

1. Proposal

1.1. Planning permission is sought for the erection of two, single storey rear extensions one at lower ground level and one at ground floor level.

1.2. The proposed extensions would replace two existing unauthorised conservatory style extensions, in the same location, which are considered unacceptable due to their impact on the host building and surroundings due to their construction from uPVC and visually intrusive, unsympathetic exterior tile facing.

• Assessment

1.3. Design and heritage

1.4. 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. Policy D2 seeks to preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings.

1.5. The proposed lower ground level extension would replace the existing unauthorised uPVC and tile faced structure, with a brick faced structure with part flat roof behind a parapet and a timber frame roof lantern. The proportion of roof glazing would be reduced from that of the existing structures, from 2.1m x 2.2m at ground level and 2.5m x 2.9m at lower ground level to 1.5m x 1.5 and 1.5m x 2.3m respectively.

1.6. The proposed ground level extension would replace the existing 2.3m (d) by max 3.0m (h) uPVC conservatory type structure which has been constructed beyond a small pre-existing single storey closet wing. The proposed development would be for a 2.4m (d) x max 3.1m (h) brick framed structure that would sit below the parapet level of the pre-existing 3.3m (h) closet wing. The windows, doors and roof lantern would be constructed from timber, with fenestration details relating to the remaining windows on the host building and its early Victorian window style, characterised by small panes. The replacement structure would be partly flat roofed and reduce the glazing proportion compared to the existing full glazed structure.

1.7. The CAAC has objected to the solid to void proportion of the proposal as not being in keeping

with the fenestration of the house. The rear elevation of the house, and the adjoining houses, are characterised by large, tall windows at various levels. The Council considers that given this character of large windows, the proposed rear facing glazing consisting of a single timber glazed door at lower ground level, and a pair of timber French doors with narrow side windows would not appear unduly disproportionate in this context.

- 1.8. The prevailing character along the rears of the adjoining neighbours on Delancey Street and around to Albert Street is that of rear extensions to lower levels, many of which are conservatory type or partly glazed. No. 28 was granted permission for a two-storey, part glazed rear extension in 2014. No. 30 enjoys a conservatory type rear extension, permission granted in 2000. The adjoining no. 32 Delancey Street has been significantly extended to the rear at lower ground to ground floor level, creating a prominent side flank alongside no. 34. No. 36 enjoys a three storey rear extension dating to the 1980s. As such the proposed extensions at no. 34 would not disrupt any clearly preserved building line or built form and their addition would not be detrimental to the surrounding character of the conservation area. Neither extension would be visible from the street.
- 1.9. Overall, the scale and mass of the extensions would remain subordinate to the host building and adjoining houses and would not compromise any special architectural features of note.
- 1.10. A planning condition requiring details of all windows, doors and facing materials for approval by the local planning authority would be attached to this permission.
- 1.11. 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.
- 1.12. The Grade II listed no. 38 Delancey Street is a mid-19th century end of terrace house, notable for its use of artificial stone blocks. The rear of this building has undergone some alteration from its original form. The three-storey rear extension of no. 36 sits alongside no. 38 at the rear and acts as a large scale buffer between no. 38 and no. 34. The proposed scale and design of the proposed extensions at no. 34 together with their siting at a low level would not result in interference with views of no. 38 and they would not be detrimental or cause harm to its setting.
- 1.13. Special regard has also been attached to the desirability of preserving the adjacent listed buildings, their setting and any features of special architectural or historic interest which they possess under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.14. Neighbour amenity
- 1.15. 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.
- 1.16. The replacement lower ground extension would sit at a low level in relation to no. 32 and would be well below the side flank of this neighbour's ground floor level extension and boundary wall. Side facing windows in the higher level ground floor extension have been proposed as obscure glazed and non-opening below 1.7m above internal floor height, however their siting facing onto the high flank wall of no. 32's rear extension, which does not contain windows would not facilitate direct overlooking to this neighbour in any case. As such there would be no direct amenity impact on no. 32 arising from this development.
- 1.17. The area of no. 36 immediately alongside the ground floor extension forms a light well with a rear door. Photographic evidence indicates the existence of a boundary wall prior to the

construction of the current unauthorised extension. This wall would have measured 3.6m high from the ground level within the light well. The proposed development would add an additional 1.1m height to this wall at an additional depth of 2.4m beyond the existing closet wing. Given the already enclosed character to the rear of no. 36 and neighbouring properties, this additional height would not be considered to result in unacceptable impact to neighbour amenity in this context through loss of outlook or daylight. No side facing windows are proposed overlooking this.

2. Recommendation

Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4th February 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'.

Application ref: 2018/5441/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 30 January 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

STS Structural Engineering Ltd
58 Crossway
Welwyn Garden City
AL8 7EE

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

34 Delancey Street
London
NW1 7NH

DECISION

Proposal: Erection of two single storey rear extensions at ground and lower ground floor levels

Drawing Nos: Design & Access Statement (ref 1810-1157-DAS), 1810-1157-001 Rev B, 1810-1157-002 Rev A, 1810-1157-003 Rev A, 1810-1157-004 Rev B, 1810-1157-005 Rev B, 1810-1157-006 Rev B

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1810-1157-001 Rev B, 1810-1157-002 Rev A, 1810-1157-003 Rev A, 1810-1157-004 Rev B, 1810-1157-005 Rev B, 1810-1157-006 Rev B

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule [inset name or number of schedule of plans]

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

- 3 Before the relevant part of the work is begun, the following shall be submitted to and be approved in writing by the local planning authority:

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The flat roofed areas of the extensions hereby approved shall not be used for amenity purposes, and access onto these areas shall be for maintenance and emergency purposes only.

Reason: In order to prevent overlooking into the adjoining properties in accordance with policy A1 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 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.
- 3 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control in respect to the existing unauthorised extensions.

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 2018.

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