

Delegated Report		Analysis sheet	Expiry Date:	16/11/2020	
		N/A / attached	Consultation Expiry Date:	18/10/2020	
Officer			Application Number(s)		
Kristina Smith			2020/3800/P		
Application Address			Drawing Numbers		
30-32 Albany Street London NW1 4EA			Refer to Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Enlargement of existing side extension at first and second floors and remodelling of dormers at main roof level in association with expansion of ancillary landlord accommodation (Class A4) and short-term let use (Class C1)					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	00	No. of objections	00
Summary of consultation responses:		<u>A site notice was displayed between 23/09/2020 and 17/10/2020</u> <u>A press advert was published between 24/09/2020 and 18/10/2020</u> No responses were received			
Local Groups/ CAAC comments:		No responses were received			

Site Description

The site is situated at the junction of Albany Street and Longford Street. It comprises a three-storey Art Nouveau public house of 1900 with an unusual corner turret in faience. Above ground floor level is located short-term let accommodation at first and second floor levels (Class C1) with ancillary landlord accommodation (Class A4) at second and third floor levels.

The building makes a positive contribution to the Regent's Park Conservation Area. To its east is a grade-II-listed 1906 apartment block in red brick and terracotta by Percy B Tubbs in the Edwardian free style.

Relevant History

2017/4134/P - Change of use of first and second floors from ancillary kitchen, function room and landlord accommodation to public house (Class A4), to create 3 x 1-bed serviced apartments at first and second floor levels (Class C1) and 1 x 3-bed ancillary landlord accommodation (Class A4) at second and third floor levels; erection of three storey rear/side extension and insertion of new rear/side door to existing yard; installation of 3 x rear/side dormer windows; excavation of existing basement down by 0.45m and installation of new external metal staircase to front lightwell. **Granted permission subject to a section 106 legal agreement 09/08/2019**

N.B. the works have been substantially implemented and are nearly complete

Relevant policies

National Planning Policy Framework (2019)

National Planning Practice Guidance

The London Plan 2016

London Plan Intend to Publish version 2019

Camden Local Plan 2017

The Local Plan policies relevant to the proposals are:

- G1 Delivery and location of growth
- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance

- CPG Design 2019
- CPG Amenity 2018

Regent's Park Conservation Area Appraisal and Management Strategy (July 2011)

Assessment

1. Proposal

1.1 The applicant seeks planning permission for:

- Enlargement of existing three storey side/ rear extension, to provide additional short-let accommodation at first and second floors
- Reconfiguration of existing three small dormer windows at main roof level to provide one wide dormer window and one smaller dormer window, to provide enlarged landlord's accommodation at third floor level.

2. Assessment

2.1 The main considerations in the assessment of the application for planning permission are:

- Design and conservation
- Amenity

3. Design and conservation

3.1 Policy D1 of the Local Plan requires all developments to be of the highest standard of design and will expect development to consider:

- Character, setting, context and the form and scale of neighbouring buildings and constraints of its site;
- The prevailing pattern, density and scale of surrounding development;
- The impact on existing rhythms, symmetries and uniformities in the townscape

3.2 Furthermore, by virtue of the site being located with the Regent's Park conservation area, the Council has a statutory duty, under section 72 (Conservation Areas) of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. This is reflected in policy D2 (Heritage) which seeks to only permit development within conservation areas that preserves and enhances the character and appearance of the area.

Erection of enlarged side extension

3.3 The two buildings are connected at ground floor, but above this they are separated by a wide gap. Unusually, the flats' two western chimney breasts are on the outside instead of the inside; this, together with its projecting side eaves, suggests that the building was envisaged as standing alone, because the pub only filled its plot at ground level. This separation above ground level allows a degree of appreciation of the form of the listed building in the round as well as visual 'breathing space'.

3.4 The previous permitted scheme for a side extension (ref. 2017/4134/P- see history above), which added a stair tower to the rearmost part of the pub's flank elevation, was sufficiently set back from the street as to be visually recessive and to allow continued appreciation of the overall form of the listed building to the east. It did this by leaving most of its side elevation exposed, including the first chimney breast in its entirety. The officer's decision refers to the extension being set down from the eaves as well as substantially set back from the front, sufficient to be considered a '*subordinate and historically contextual addition, which would not harm the character and appearance of the Regent's Park Conservation Area or the setting of the adjacent listed building*'.

3.5 The current proposal would bring the extension forward at first and second floor levels, obscuring both chimney breasts, substantially filling the gap between the listed building and the pub and bringing the extension into increased prominence. In conjunction with the increase in depth, the

increase in height would add unwelcome bulk closer to the street and only serve to make it more prominent. In being almost the full height of the host building, the side extension no longer has a secondary relationship to the host building and would appear excessively dominant.

- 3.6 In terms of detailed design of the side extension, it would be of London stock brick construction with timber sliding sash windows. Its character would be simple and markedly less ornate than the host building. Whilst the pared-back and rather unexceptional design was considered acceptable for an extension that was well set back from the principal elevation and subsequently not read as part of the streetscape, now it is brought into prominence, so that the proposed design is considered to appear as an incongruous addition that would detract from the host building.
- 3.7 The increased massing is thus not considered acceptable due to its harmful impact on the appearance of the host building, setting of the adjacent listed building and character & appearance of the Regent's Park Conservation Area.
- 3.8 Special regard has been attached to the desirability of preserving the setting of a listed building and of preserving or enhancing the character or 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 2013.

Reconfiguration of dormers

- 3.9 As part of the original scheme (ref. 2017/4134/P) it was considered that a modest number of properly scaled, asymmetrically placed dormers would not be incongruous, as reflected on the previous decision notice, *'the proposed 3 x rear/side lead clad dormer windows would be of a modest size, and would appear as subordinate and architecturally sympathetic additions to the host building'*. The current proposal now seeks to add a much wider dormer, combining the massing of two of the three previous dormers plus including infilling the space in between, and a further smaller dormer that corresponds to the scale of that previously consented.
- 3.10 Whilst the dormers would unlikely to be visible in public views from the conservation area, the larger dormer, due to its width and scale, would not be modestly sized nor have a sensitive or contextual relationship with the host building and thus would serve to undermine the integrity of the roof form. Thus due to its harmful impact on the host building, this increased massing is also not considered acceptable.

4. Amenity

- 4.1 Owing to their location and relationship to neighbouring buildings, the proposed side extension and dormers would not result in any adverse impact on the amenity of surrounding neighbours.

5. Recommendation

- 5.1 Refuse Planning Permission