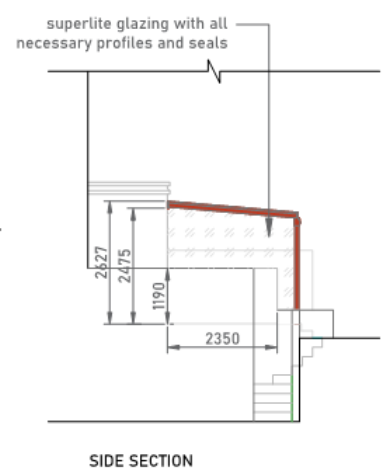
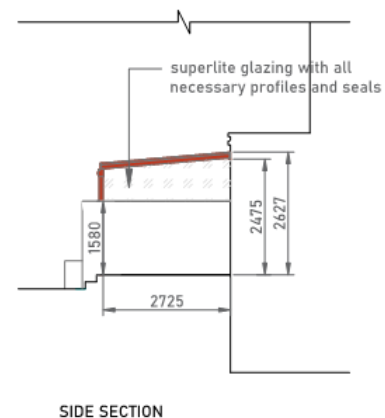
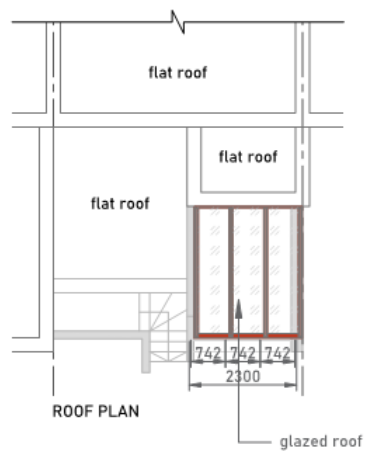
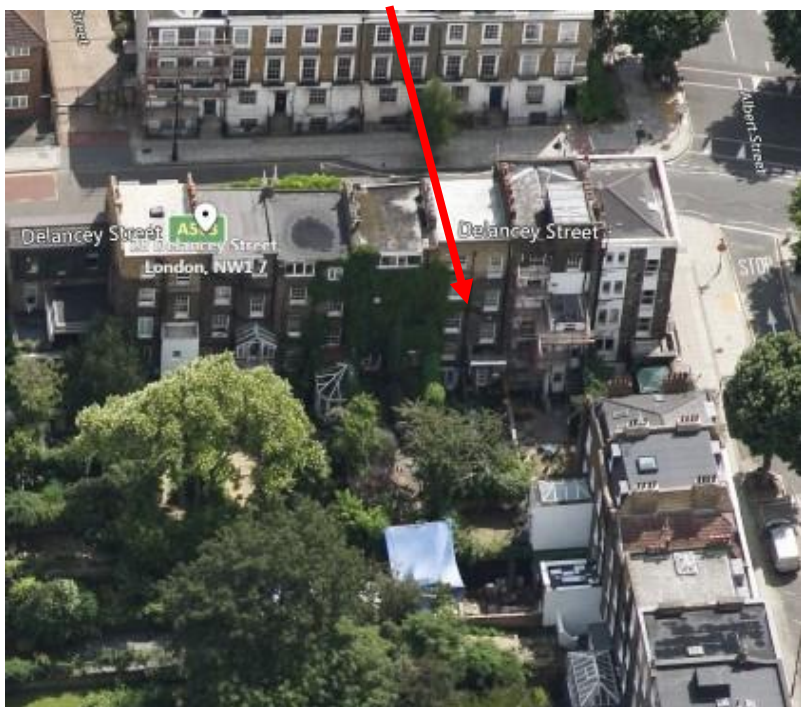


The map displays a dense urban grid. Delancey Street runs horizontally across the middle, with Avenue Street intersecting it from the top-left. Pleasant Row runs diagonally from the top-right, and Mornington Terrace runs diagonally from the bottom-left. Buildings are outlined in red, with many labeled with numbers. A green rectangle highlights a building at the intersection of Delancey Street and Avenue Street. Other labels include 'Kings Fund Centre', 'Jewish Museum', 'Chant House', 'Delancey Studios', 'Ruscombe', and 'Shelter'. A yellow line indicates a transit route, and a green line indicates a bus route. A scale bar shows 0 to 150 feet.

## 34 Delancey Street – Plans and Photographs



Proposed plans and elevations



Pre-existing rear (prior to unauthorized extensions)



Pre - Existing condition





Existing condition



Rear view showing Grade II listed no. 38



Side flank of no. 32's extension

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	20/10/2020
		N/A		<b>Consultation Expiry Date:</b>	01/11/2020
<b>Officer</b>			<b>Application Number(s)</b>		
Josh Lawlor			2020/3871/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
34 Delancey Street London NW1 7NH			See 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>					
Erection of single storey conservatory to rear elevation.					
<b>Recommendation(s):</b>		Grant Conditional Planning Permission			
<b>Application Type:</b>		Householder Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
<b>Summary of consultation responses:</b>	One site notice was displayed outside the site on 08/10/2020 (expiring 01/11/2020)  No comments or objections were received					
<b>CAAC/Local groups*comments</b>	The following objection was received from the Camden Town CAAC:  1. Whilst the proposal appears modest in scale, it is sitting onto the party wall and is located at the end of an existing rear extension. This results in it being overly prominent in the rear garden landscape. In addition the materiality of dark brown metallic posts is not appropriate to the host dwelling. It therefore neither preserves nor enhances the CA. A timber framed structure which is located inboard of the party wall may be more acceptable.  Officer response to points 1 above:  1. <i>Please see section 3 below.</i>					
<b>Site Description</b>						
<p>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.</p> <p>The property sits in close proximity to the Grade II listed no. 38 Delancey Street, which is sited on the corner with Albert Street.</p> <p>The house had undergone recent unauthorised development by way of the erection of two rear conservatory extensions at ground and lower ground floor levels, however these structures have recently been removed.</p>						
<b>Relevant History</b>						
<p><u>Application site</u></p> <ul style="list-style-type: none"> <li>• <b>30 April 2018 (EN18/0331)</b> - 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.</li> <li>• <b>5 February 2019 (2018/5441/P)</b> planning permission granted for the erection of two single storey rear extensions at ground and lower ground floor levels.</li> <li>• <b>17 November 2017 (2017/5588/P)</b> - Certificate of Lawfulness (Existing) refused for erection of 2 x single storey rear conservatory extensions at ground floor and lower ground floor level.</li> </ul>						

*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 2019**

**The London Plan 2016**

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

**Camden Local Plan (2017)**

A1 Managing the Impact of Development

D1 Design

D2 Heritage

**Camden Planning Guidance (CPG):**

CPG Altering and extending your home (July 2015 updated March 2018)

CPG Amenity (September 2011 updated March 2018)

**Camden Town Conservation Area Appraisal and Management Strategy (2007)**



## Assessment

### 1. The proposal

- 1.1. Planning permission is sought for the erection of a single storey rear conservatory at ground level. The extension would have a height of 2.6m at the top of the pitch which connects to the existing rear outrigger, depth of 2.3m from the rear outrigger and width of 2.3m. The glazed structure would be supported with aluminum powder coated posts.

### 2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- The effects upon the character and appearance of the host property, and surrounding area (Design and Heritage)
- The effects on the residential amenities of neighbouring occupiers

### 3. 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. Policy D2 seeks to preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings.
- 3.2. As noted in the planning history section of this report, on the 5 February 2019 (2018/5441/P) planning permission was granted for the erection of two single storey rear extensions at ground and lower ground floor levels. The approved lower ground and ground floor extensions were brick faced structures with part flat roof behind a parapet featuring a timber frame roof lantern. The scale of the proposed conservatory extension is significantly reduced when compared with the approved extensions. The proposed conservatory is a more lightweight addition which would be clearly subordinate to the host building and is a more sympathetic addition than the approved extensions with less overall bulk and uptake of rear garden space. The materiality of glass and aluminium posts is considered acceptable and typical for a conservatory structure of this kind.
- 3.3. 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.
- 3.4. 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.
- 3.5. 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 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.
- 3.6. 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

### 4. Residential Amenity

- 4.1. Policy A1 of the Camden Local Plan seek to protect the quality of life of occupiers and neighbours

by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.

- 4.2. The proposed ground floor extension would be set away from no. 32 and would be well below the side flank of this neighbour's ground floor level extension and boundary wall. The high flank wall of no. 32's rear extension, which does not contain windows would not facilitate direct overlooking. As such there would be no direct amenity impact on no. 32 arising from this development. The conservatory would rise 640mm above the boundary wall with no.36. This would not result in a material loss of light or outlook to the rear ground floor window of this property. Overall the proposal would not cause harm to neighbouring residential amenity.

## **5. Conclusion**

- 5.1. The proposed development is considered acceptable in terms of design and impact on neighbouring residential amenity. The development is deemed consistent with the objectives and policies identified above.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14<sup>th</sup> December 2020, 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'.***

Application ref: 2020/3871/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Email: [Josh.Lawlor@camden.gov.uk](mailto:Josh.Lawlor@camden.gov.uk)  
Date: 7 December 2020

**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)

Eden Verandas  
Unit 13 B  
Southwood Business Park  
Armstrong Mall  
Farnborough  
GU14 0NR

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**34 Delancey Street**  
**London**  
**NW1 7NH**

Proposal:  
Erection of single storey conservatory to rear elevation.

Drawing Nos: 1.1250 Location Plan: 34072\_LocationPlan, 1.500 Site Plan: 34072\_SitePlan,  
Elevations as existing: 34072-01\_Existing, Plans and Elevations as proposed: 34072-02\_Proposed

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 1.1250 Location Plan: 34072\_LocationPlan, 1.500 Site Plan: 34072\_SitePlan, Elevations as existing: 34072-01\_Existing, Plans and Elevations as proposed: 34072-02\_Proposed

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).
- 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:



Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**