

49 Leverton Street

NW5 2PE

Ref. 2021/0500/P



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2021/0500/P

1. Number 49 is on the corner opposite The Pineapple



2. View from Railey Mews



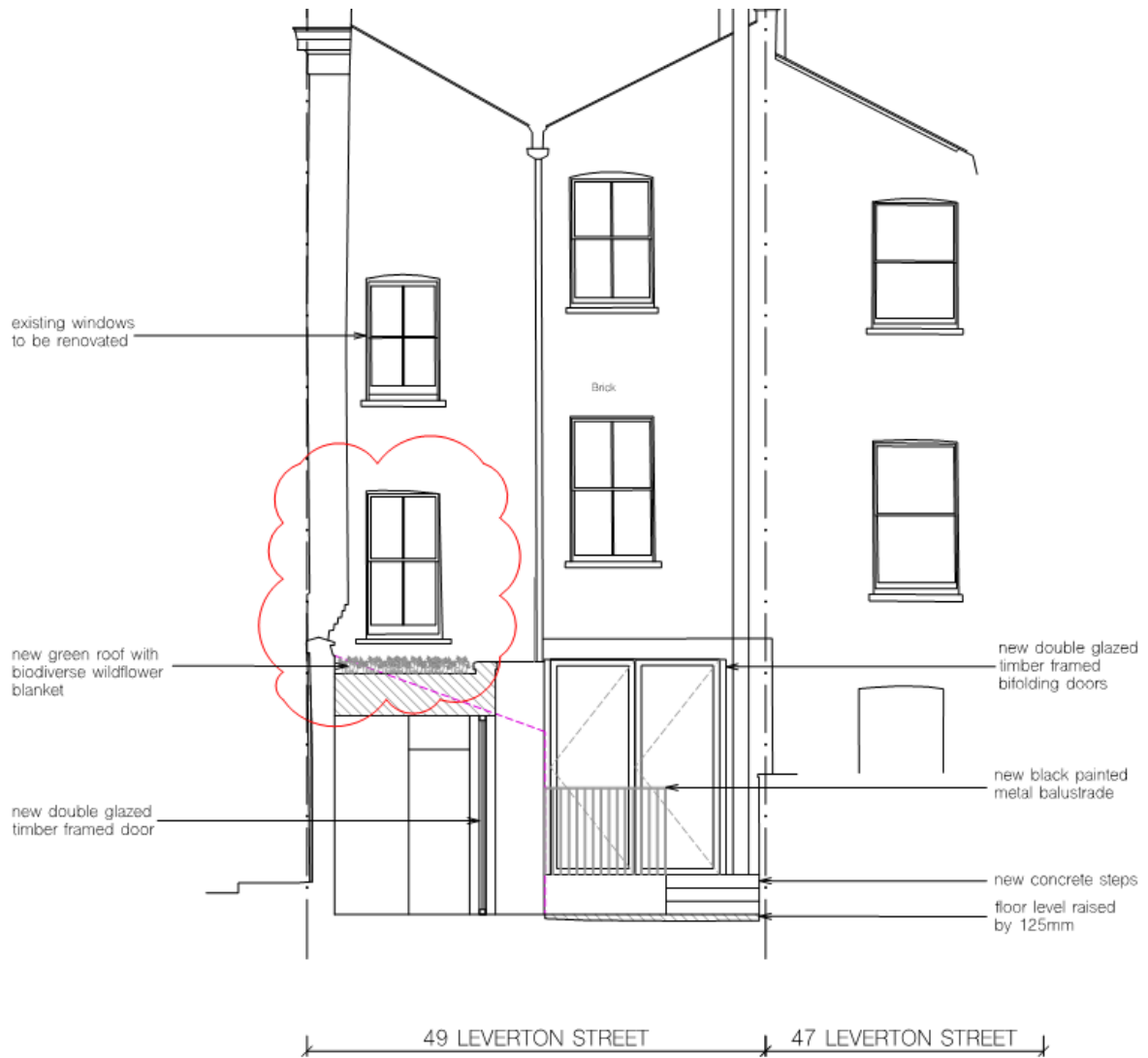
3. View from Raileys Mews



4. view from Raileys Mews



5. View of courtyard from within site



6. Proposed rear elevation within courtyard

Delegated Report Members Briefing		Analysis sheet		Expiry Date:	25/04/2021
				Consultation Expiry Date:	24/04/2021
Officer			Application Number		
John Sheehy			2021/0500/P		
Application Address			Drawing Numbers		
49 Leverton Street London NW5 2PE			See decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Enlargement of ground floor rear addition with new openings to internal courtyard, installation of a sliding timber garage door to Railey Mews in place of garage door and two rooflights to main roof.					
Recommendation:		Grant conditional permission			
Application Type:		Full planning permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	N/A	No. of responses	6	No. of objections	5
			No. electronic	6		
Summary of consultation responses:	<p>Press Notice published on 1st of April 2021 expired 25th of April 2021.</p> <p>Site Notice displayed 31st of March 2021 expired 24th of April 2021</p> <p>Five objections have been received from 1, 2, 9 and 16 Railey Mews.</p> <p><u>Design / Visual appearance</u></p> <ul style="list-style-type: none">Sliding garage door: considering the conservation area the sliding garage doors are different in design from the rest of the mews, especially if open all the time.The design, when slid open, creates a double width 'garage' space, door altering symmetry and character of the mews.The sliding garage door is not a design used in the mews. The visual impact, in the open position, changes the look and character of the mews.I don't object the sliding garage door - so long as it's recessed.Likewise the metal balustrade directly above the wall and not recessed inside the facade would altering the original look of the Mews. <p><u>Officer response:</u> Roof terrace with balustrade removed. For assessment of sliding door see paragraph 3.6-3.8 in Design/ Conservation section below.</p> <p><u>Impact on Amenity</u></p> <ul style="list-style-type: none">The terrace would be very close to the pavement and street and is at the narrowest part of the mews. Noise and overlooking issues would be a major concern. It will be uncomfortable walking beneath and out of character in the mews. The terrace examples - arguments for - referred to in the design statement are not relevant to our quiet narrow mews street. The locations, building types - period, terrace height, width - type and use of road, are out of context.I think the roof garden is not ok it's too big, I can't image immediate neighbours would like it at all so would object, perhaps a small one is ok under the window... <p><u>Officer response:</u> Roof terrace removed from proposals. See paragraphs 4.1 – 4.4 in Residential Amenity section below.</p> <p><i>Revised drawings were received during the application period. See the main body of the report for the case officer's response.</i></p>					
CAAC/Local groups comments:	<p>Kentish Town Neighbourhood Forum "We have no comments to make for this application (neither endorse or oppose)"</p> <p>Railey Mews Residents Association RMRA objects to the Proposed first floor roof terrace and Sliding garage doors.</p>					

First floor roof terrace.

1. Noise and loss of privacy from the new use will impact the amenity of the immediate dwellings and residents use of the mews.

The proposed terrace abuts a narrow section of mews, the parapet is 2.8 meters from the pavement creating an objectionable overlooking impact to residents use of the street. 49 Leverton street entrance of Railey mews is the primary ingress and egress for residents to the local shop, Pineapple pub and public transport.

2. The visual impact will change the character of the mews.

Sliding Garage doors:

In the open position the proposed garage door creates the impression of a double width garage altering the symmetry and character of the mews. It is assumed by the door design and second door and planter behind - the intention is for the sliding garage door to remain open for extended periods of time.

Officers response: for assessment of sliding door please see paragraph 3.6-3.8 in Design/ Conservation section below

Site Description

Number 49 Leverton Street is a three storey end of terrace house. It forms one of a terrace of ten houses on the western side of Leverton Street. It is on the corner across from The Pineapple public house.

On the front elevation the property has one sash style window on each of the ground, first and second floors. The entrance door is on the Railey Mews elevation which also has a ground floor window. The building has a single storey L-shaped rear extension which encloses a courtyard space.

The site is located in the Kentish Town Conservation Area. The Pineapple public house (No. 51 Leverton Street) on the opposite side of Railey Mews is a Grade II Listed building.

Number 49 is included in the list of 'positive contributors to the Conservation Area in the Kentish Town Conservation Area appraisal and management strategy 2011.

Relevant History

Recent application for roof works

1 June 2021 Planning permission refused for erection of a mansard roof extension including raised party wall and chimney on existing roof; installation of new window on ground floor of side elevation and new window on second floor of side elevation, ref. 2021/1402/P.

Reason for Refusal:

The proposed mansard roof extension, by reason of its form, design and siting on a terrace of properties with an unbroken roofline, would result in an inappropriate and prominent addition which would harm the character and appearance of the building and the terrace of which it forms part, the setting of the listed building at 51 Leverton Street, and the character and appearance of the streetscene and Conservation Area. It would therefore be contrary to policies D1 and D2 of the Camden Local Plan 2017.

Historic application:

June 1964 Planning permission granted for erection a garage at the rear of No. 49, Leverton Street, ref. 13763.

Relevant policies

National Planning Policy Framework 2019

The London Plan 2021

London Borough of Camden Local Plan 2017

A1 - Managing the impact of development
A3 – Biodiversity
A4 - Noise and vibration
CC1 - Climate change mitigation
CC2 - Adapting to climate change
D1 - Design
D2 - Heritage

Camden Planning Guidance 2021 (as amended)

CPG – Amenity
CPG – Design
CPG - Home Improvements

Kentish Town Conservation Area Appraisal and Management Strategy 2011

Kentish Town Neighbourhood Plan 2016

Core Objective 2 – Design

Assessment

1.0 Proposal

1.1 The proposal relates to the L-shaped extension in the rear yard of the property, originally built as a garage with permission dating from June 1964.

1.2 In terms of footprint the proposed changes are as follows:

- The footprint of the side element of the L-shaped extension would be reduced from 2.8 to 2.35m in width (and to 2.6m where there is a bay)
- The rear element would be increased from 2.9m to 3.45m in length.

1.3 As existing both of these rear courtyard elements have a lean-to roof sloping into the courtyard. The proposal seeks permission to alter these to flat roofs.

1.4 New openings would be installed to the internal courtyard.

1.5 A sliding timber door would replace the timber garage door to Railey Mews.

1.6 Two rooflights would be installed to the main roof.

Revisions

1.7 A roof terrace was initially proposed at first floor rear, with a balustrade and altered rear first floor door opening. These elements have been removed.

2.0 Assessment

2.1 The main issues for consideration are:

- Design / Conservation
- Amenity

3.0 Design / Conservation

3.1 Local Plan Policy D1 (Design) states that to achieve high quality design that integrates into its surroundings, careful consideration needs to be given to a site's characteristics, features of local distinctiveness and the wider context.

3.2 Policy D2 (Heritage) sets out 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.

3.3 Core Objective 2c and 2d of the Kentish Town Neighbourhood Plan state the aim to secure high quality design by illustrating an understanding the location and context, and that buildings of architectural merit should be preserved and enhanced.

3.4 The scale and footprint of the L-shaped extension would be largely unaltered, although the form would change with a flat roof replacing the lean-to roofs. The internal elevations onto the courtyard would be 3.2m in height compared to 2.5m as existing. This increase in height is due to the change in roof form and is not excessive in its context. The integration of the works into their setting would be facilitated by the green roof.

3.5 The footprint of the rear addition would not significantly, the area of the courtyard would remain the same as existing at 20sqm.

3.6 On the elevation onto Railey Mews a sliding door would replace the garage door. A stretch of wall 2.35m in length would be rebuilt and recessed to a depth of 0.15m to allow the door to slide along a rail at the top.

3.7 The proposal door would be the same size as the existing garage door and would be made of vertically slatted timber, like the existing, with a metal frame - the existing has metal hinges on the front in the style of a barn door.

3.8 The proposed sliding door is acceptable for the following reasons:

- The L-shaped extension dates from the 1960s. The garage door is not an original feature nor is the rendered wall;
- The proposed sliding door is of utilitarian design and would not introduce a decorative element into the mews. Traditional mews lanes such as Rainey Mews were places where, in the past small businesses were based. The mews properties had large openings at ground floor to enable the delivery of materials. Their working character is still visible in some buildings along the mews. The sense of the mews having been a working environment in the past would be retained by the sliding door;
- The sliding door is unlikely to be retained in an open position at all times because the room it serves, a living room, would also benefit from large windows onto the courtyard. However, even if it was retained in an open position the sliding design would be legible so would not undermine the utilitarian character of the mews;
 - The existing garage door opens outwards and obstructs the footway and part of the roadway when open. The sliding design would remove this hazard.

3.9 The internal walls of the extension, facing the courtyard would be finished in London stock brick and the windows timber-framed. The proposed design and materials are in keeping with the garden setting. The altered extension would not cause harm to the character and appearance of the host property, the rear garden or the wider Conservation Area in terms of its scale, design or materials.

3.10 The roof is V-shaped and the rooflights which are proposed on the northern slope (south-facing) would not be visible outside the site. They would not harm the appearance of the building or the character and appearance of the Conservation Area.

3.11 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

4.0 Residential amenity

4.1 Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission for development or alterations that would not harm the amenity of communities, occupiers and neighbouring residents.

4.2 Given the removal of the roof terrace from the proposals, no new views would be opened up towards neighbouring properties so there would be no loss of privacy as a result of the application.

4.3 There would be an increase in bulk from the change from lean-to to flat roof together with the increase in length of the rear element of the extension. However this would have no impact on the access of neighbours to sunlight and daylight. This additional bulk would be located at the end of the rear garden away from the rear windows of no. 47. Because of the layout there would also be no impact on outlook as a result in the additional bulk.

4.4 Due to the scale and design of the rear extension as well as the general layout to the rear, the proposal would not result in any loss of daylight, outlook or privacy to neighbouring occupiers.

5.0 Other issues

5.1 Details of the planting depth, waterproofing, species and maintenance have been submitted for the green roof and are acceptable. A condition is attached requiring the permission to be implemented in accordance with these details.

6.0 Recommendation

6.1 It is recommended that conditional planning permission is granted

Application ref: 2021/0500/P
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Date: 15 June 2021

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

49 Leverton Street
London
NW5 2PE

Proposal: Enlargement of ground floor rear addition with new openings to internal courtyard, installation of a sliding timber garage door to Railey Mews in place of garage door and two rooflights to main roof.

Drawing Nos: Site Location Plan, X100, X101, X102, X103, X150, X151, X200, X201, X202, X203, P100, P101a, P102, P103, P150a, P151a, P200a, P201a, P202a, P203, SkyGarden Wildflower Blanket System Q37 Details, Green Roof Maintenance Plan.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Site Location Plan, X100, X101, X102, X103, X150, X151, X200, X201, X202, X203, P100, P101a, P102, P103, P150a, P151a, P200a, P201a, P202a, P203, SkyGarden Wildflower Blanket System Q37 Details, Green Roof Maintenance Plan.

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

- 4 The living roof shall be fully provided in accordance with the details approved in this decision prior to first occupation and thereafter retained and maintained in accordance with the approved details.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D2 and A3 of the London Borough of Camden Local Plan 2017.

Informatives:

- 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 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies A1 (Managing the impact of development), A3 (Biodiversity), A4 (Noise and vibration) CC1 (Climate change mitigation), CC2 (Adapting to climate change), D1 (Design) and D2 (Heritage). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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

DRAFT

DECISION