

Delegated Report		Analysis sheet	Expiry Date:	04/05/2021
		N/A / attached	Consultation Expiry Date:	09/05/2021
Officer		Application Number(s)		
Sofie Fieldsend		i) 2021/1077/P ii) 2021/1756/L		
Application Address		Drawing Numbers		
27 Jeffrey's Street London NW1 9PS		See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
i) Erection of single storey rear ground floor extension. Internal alterations. ii) Erection of single storey rear ground floor extension. Internal alterations.				
Recommendation(s):		i) Refuse Householder Planning Permission ii) Refuse Listed Building Consent		
Application Type:		i) Householder Planning Permission ii) Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>A site notice was displayed on the 14/04/2021 and the consultation period expired on the 09/05/2021. A press notice was advertised on 15/04/2021 and expired on 08/05/2021.</p> <p>Two objections were received during public consultation from No.23 and 25 Jeffreys Street.</p> <p>Their objections can be summarised as follows:</p> <ol style="list-style-type: none"> 1) Amenity: <ul style="list-style-type: none"> – Loss of light/sense of enclosure to No.25 from increasing the height of the boundary wall 2) Character/Heritage: <ul style="list-style-type: none"> – Rear ground floor window not shown accurately it is a six over six sash rather than as shown – No other extensions have been granted – Alterations to closet wing and removal of rear wall result in loss of historic fabric – ‘Half in- half out’ window erodes original as built context/integrity – Extension too deep and not subordinate 					

Site Description

The application site relates to a grade II listed three storey (plus basement) dwelling house on the northern side of Jeffrey's street, NW1. No.27 sits within the grade II listed terrace of 12 houses and dates to the early 19th century. The terrace is constructed from yellow stock brick of three storeys with basement and a 2 window range (bar the end and centre houses). No.27 is finished in stucco at ground and lower ground, and has a 6/6 sash window within the lightwell which is bounded by cast iron railings; 1st floor tall windows have cast iron balconies. The rear has a brick chimney stack running from ground to attic, and a brick closet extension at first floor level; supported on iron columns to ground floor level.

The property is located within the Jeffrey's Street Conservation Area. The Jeffrey's Street conservation area appraisal and management strategy (2002) regards each property within the row as making an individual contribution to the Georgian character and rhythm of Jeffrey's Street; with narrow basement areas enclosed with iron railings, they have decorative fanlights, first floor balconies and a strong parapet, which unifies the terrace at roof level.

Relevant History

Application site

2016/6273/PRE - Lower ground floor rear extension with sunken terrace and steps to rear of GII listed dwellinghouse (C3). Internal alterations including reconfiguration of basement and access. – **Advice issued 01/02/2017**

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2021)

Camden's Local Plan (2017)

- A1 - Managing the impact of development
- D1 - Design
- D2 – Heritage

Supplementary Guidance

- CPG Design (2021)
- CPG Home improvements (2021)
- CPG Amenity (2021)

Jeffrey's Street conservation area statement (2002)

Assessment

1. Proposal

1.1 The proposal is for the following works:

- Erection of single storey rear ground floor extension.
- Internal alterations.

2. Assessment

2.1 The main considerations in relation to this proposal are:

- Design and heritage Impacts
- Amenity

3. Design and heritage

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of Camden's Local Plan outlines that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. In addition it should integrate well with the surrounding streets and contribute positively to the street frontage. Policy D2 states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. It adds that the Council will resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building.

3.2 CPG Home Improvements states that extensions should:

- Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- Be built from materials that are sympathetic to the existing building wherever possible;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;
- Be carefully scaled in terms of its height, width and depth;
- Allow for the retention of a reasonably sized garden;

3.3 It further adds that extensions should 'Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space'.

3.4 The Jeffrey's Street Conservation Area Statement describes how extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. It goes on to note how some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached, that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and the Conservation Area will be the basis of its suitability.

- 3.5 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances. It is noted that rear extensions will not be acceptable where they would spoil a uniformed rear elevation of an unspoilt terrace or group of buildings; or would encroach significantly on the rear garden space; or harm public views of rear garden/spaces.

Assessment

- 3.6 Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) are relevant.
- 3.7 Section 16(2) provides that in considering whether to grant listed building consent for any works to a Listed Building special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.8 Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 3.9 The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.
- 3.10 The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework 2019 (NPPF)

- 3.11 The NPPF requires its own exercise to be undertaken as set out in chapter 16 - Conserving and enhancing the historic environment. Paragraph 190 requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal. Paragraphs 193-196 require consideration as to the impact of a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm. Paragraph 196 states:

‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’

Significance

- 3.12 27 Jeffrey’s Street is a grade II listed three storey (plus basement) dwelling house on the northern side of Jeffrey’s street, NW1. The property sits within the grade II listed terrace of 12 houses and dates to the early 19th century. The terrace is constructed from yellow stock brick of three storeys with basement and a 2 window range (bar the end and centre houses). The listing description states:

JEFFREY’S STREET (North side) Nos.11-33 (Odd) and attached railings

Terrace of 12 houses. Early C19. End houses (Nos 11 & 33) and centre houses (Nos 21 & 23) stucco with rusticated ground floors; other houses yellow stock brick (upper floors mostly refaced) with stucco ground floors and 1st floor band. 3 storeys and basements. 2 windows each except end and centre houses with 1 window each. Round-arched ground floor openings except windows of end and centre houses being segmental-arched sashes. Doorways with reeded surrounds, radial or patterned fanlights and mostly panelled doors. Ground floor sashes mostly with margin glazing. End and centre houses upper floors with segmental-arched tripartite sashes; 1st floors with cast-iron balconies. Others houses with gauged brick flat arches to recessed casements with cast-iron balconies on 1st floors; 2nd floors, segmental-arched recessed sashes. Parapets; centre houses with blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

- 3.13 Jeffrey's Street is one of the oldest complete streets in Camden, laid out circa 1800. The building's architectural and historic interest are considered to contribute to its significance, being a well preserved example of an early 19th century Georgian terrace, retaining much of its original internal plan form and external features, especially the front elevations.

Jeffrey's Street Conservation Area

- 3.14 The application site is located within sub area one of the Jeffrey's Street Conservation Area. The conservation area statement notes how each house within the terrace (nos. 1 – 33 and 2 - 28) makes an individual contribution to the Georgian character and rhythm of Jeffrey's Street; with narrow basement areas enclosed with iron railings, they have decorative fanlights, first floor balconies and a strong parapet, which unifies the terrace at roof level. The uniform streetscape, townscape quality and historic features, particularly of the front façade, are considered to contribute to the significance of the conservation area.

Assessment of proposals and impact on significance

- 3.15 The site currently benefits from a part-width first-floor rear extension raised from the ground on an iron leg. This arrangement is of some historic interest in its own right but is not an original feature. The proposals involve the erection of a full-width rear extension below this. It would be clad in a dark metal with metal-framed fenestration.
- 3.16 The depth of the extension dominates the rear elevation, adding bulk to the back of the house and obscuring its relationship with its garden. This would obscure the rear of the ground floor of the house, significantly altering its character and being full width, it is considered insubordinate. The design is heavy, with a substantial bargeboard, and fails to respond to the historic context. It is not considered to be a sensitive addition to the listed terrace; however, it does retain sufficient rear garden space.
- 3.17 This proposed structure would cut across the kitchen window, so a contrived sloping roof light has been designed. The windows at the rear, instead of looking on to a garden, will instead look on to this large rooftop and down into the sloping roof light. Although the retention of the existing window is welcomed, this design is considered to harm the character and appearance of the rear elevation.
- 3.18 The development will also block the bathroom window in the basement, which will result in loss of fabric and will lead to a knock-on requirement for mechanical ventilation. At ground-floor level, it will demolish the brickwork around the back door and replace it and the back door with glazing. This loss of historic fabric is harmful and considered unacceptable.

- 3.19 At first-floor level, the proposal to re-provide the bedroom door and fill in the double doorway in the spine wall is welcome.
- 3.20 Overall it is considered that the erection of a full width extension and the loss of historic fabric would harm the character and appearance of the listed building. The development would fail to preserve or enhance the listed building and would cause harm to its special architectural and historic interest. The level of harm is considered to be less-than-substantial, as per paragraph 196 of the NPPF. There are no demonstrable public benefits arising from the proposals that would outweigh the harm to the significance of the listed building, and as such, this forms a reason for refusal.
- 3.21 Given the existing historic rear extensions to the neighbouring buildings, the main contribution the building makes to the conservation area is through the front elevations and their contribution to the streetscape. As a result, the proposed development would preserve the character and appearance of this part of the Jeffrey's Street Conservation Area.
- 3.22 Concerns were raised that rear ground floor window to neighbouring property No.25 is not shown accurately, as it is depicted as a plain sash window on the submitted drawings rather than a six over six sash. It is acknowledged that the drawings do not show the detailed 6 over six sash; however, the location/scale appears accurate and the neighbouring property is outside of the scope of the current application.

4. Amenity

- 5.1 Local Plan Policy A1 and Camden CPG Amenity seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.
- 5.2 Concerns regarding loss of light and outlook have been raised by No.25 by the proposed increased height on the boundary. The height of the extension will project 0.3m (0.5m at the rear parapet) above the existing side boundary. It is noted that No.25 has a lower ground extension along this boundary with a rooflight and side fenestration at ground floor. Given the scale of the extension and the location of these neighbouring windows the proposed extension is unlikely to have a detrimental impact on this property in terms of loss of light and a sense of enclosure.
- 5.3 The development is not considered to harm the amenity of either neighbouring residential property in terms of loss of light, privacy, overlooking or a sense of enclosure.

5. Recommendation

- 6.1 In conclusion, the proposed development would not preserve or enhance the significance of the listed building, contrary to policies D1 and D2 of the Local Plan, but rather, would result in harm to the significance of the listed building. This harm is considered to be less than substantial. There are no public benefits that would outweigh this harm.
- 6.2 The proposal does not accord with the development plan (for the reasons outlined above) and there are no other material planning considerations (i.e. planning benefits) that indicate that planning permission or listed building consent should be granted, as required under Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) 2004 and section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. As such, it is recommended that planning permission and listed building consent are refused for the following reasons:
- Planning application: The proposed rear extension, by reason of its scale, siting, detailed design and materials, would harm the special architectural and historic interest of the

Grade II listed building, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).

- Listed Building Consent: The proposed alterations, by reason of the scale, siting, detailed design and materials, together with the loss of historic fabric, would harm the special architectural and historic interest of the Grade II listed building, contrary to policy D2 (Heritage) of the Camden Local Plan (2017).