

Application ref: 2018/1227/P
Contact: Kristina Smith
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Date: 24 August 2018

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Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
41 Doughty Street
London
WC1N 2LF

Proposal:

Erection of part two, part three storey rear extension with terraces at ground and first floor levels following demolition of existing 3 storey rear extension; various external works including reconfiguration of front dormer, alterations to front and rear fenestration and installation of 2no.rooflights; lowering of internal lower ground floor level

Drawing Nos: P-0010 (Rev 01) P-1201 (Rev 02); P-1200 (Rev 02); P-1201 (Rev 02); P-1100 (Rev 02); P-1001 (Rev 02); P-1000 (Rev 02); P-0100 (Rev 02); P-0001 (Rev 02); P-0000 (Rev 02); P-0200 (Rev 02); P-0201 (Rev 02); P-1010 (Rev 01); A-1302; A-1303; A-1305; A-1306; A-1307; A-1308 (dated 20/07/2018); A-1309; A-1310; A-1311; A-1312; A-1313; A-1314; Design, Access and Heritage statement prepared by Chris Dyson Architects; Heritage statement prepared by Chris Dyson Architects; Cover Letter from Chris Dyson Architects (dated 18th June 2018); Email from Chris Dyson Architects re: vault works (dated 07/08/2018)

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: P-0010 (Rev 01) P-1201 (Rev 02); P-1200 (Rev 02); P-1201 (Rev 02); P-1100 (Rev 02); P-1001 (Rev 02); P-1000 (Rev 02); P-0100 (Rev 02); P-0001 (Rev 02); P-0000 (Rev 02); P-0200 (Rev 02); P-0201 (Rev 02); P-1010 (Rev 01); A-1302; A-1303; A-1305; A-1306; A-1307; A-1308 (dated 20/07/2018); A-1309; A-1310; A-1311; A-1312; A-1313; A-1314; Design, Access and Heritage statement prepared by Chris Dyson Architects; Heritage statement prepared by Chris Dyson Architects; Cover Letter from Chris Dyson Architects (dated 18th June 2018); Email from Chris Dyson Architects re: vault works (dated 07/08/2018)

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

- 4 A 1.7 metre high screen (as shown on drawing no.1100 (Rev 02), details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the first floor terrace prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The rear extension, which is an unsympathetic 1970's addition, would be demolished and replaced with an extension that sits a storey lower than the existing. This would allow the extension to have an improved, secondary relationship with the host property. At first floor level, a slim closet wing would be built in matching brickwork with traditional detailing. There is evidence of non-original closet wing extensions at the application site and across the wider building group and as such, the proposed form is supported. A terrace with privacy screen would be installed at first floor level. The privacy screen would wrap around three sides of the terrace; however, this is considered to be acceptable given the scale of

massing it would be replacing meaning that it would still be a visual improvement. To ensure the privacy screen is appropriate in heritage terms, full design details will be secured via condition. The extension would have contemporary fenestration at lower ground and ground floor level, which is acceptable for this non-prominent location on the building.

The front dormer window would be reduced in size to enable a more centred appearance on the building, with a small, conservation-style rooflight inserted in place of the reduced massing that avoids the loss of historic fabric. This is an acceptable alteration that would improve the appearance of the building. An additional rooflight would be installed on the inner slope of the main roof, which is of an appropriate size and would not be visible. The replacement of the existing 1/1 sashes with 6/6 Georgian style windows is acceptable and there is a strong precedent for the original style of windows evident on Doughty Street. Details of the windows and glazing will be secured by condition.

In the front vaults at lower ground floor level, it is proposed to lower the floor level to a depth of 0.5m with a small localised area of additional excavation in the centre of the vault of 0.75m. There is a recent permission for similar works at no.47 Doughty Street. Supporting information has been provided demonstrating how the proposed excavation would not go beneath the loadbearing walls. It is also proposed to lower the floor level across the existing lower ground floor level by 0.5m. Given the scale of excavation generally does not exceed 0.5m, there is no requirement for a Basement Impact Assessment and corresponding audit.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The rear first floor terrace would be installed in close proximity to the rear windows of 6 Guilford Street which appear to serve residential rooms. A 1.7m privacy screen would be installed to prevent unacceptable overlooking to these windows. Views from the ground floor terrace would be protected by the height of the existing boundary wall. There are no amenity concerns associated with the rest of the proposed works.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

- 2 As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.
- 3 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).

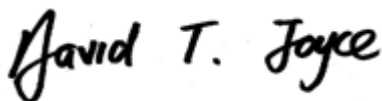
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning