

<b>Delegated Report</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>	16/12/2021
	N/A / attached		<b>Consultation Expiry Date:</b>	19/12/2021
<b>Officer</b>		<b>Application Number(s)</b>		
Adam Greenhalgh		2021/5148/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
49 Leverton Street London NW5 2PE		See draft 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>				
Demolition of single storey element at rear and formation of hard and soft landscaped courtyard with doors on Railey Mews thereto, erection of single storey rear 'infill' extension next to 47 Leverton Street and two storey rear extension next to Railey Mews. Installation of rooflights in main roof and replacement window on ground floor at side.				
<b>Recommendation(s):</b>	Refuse planning permission			
<b>Application Type:</b>	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice				
Informatives:					
<b>Consultations</b>					
Adjoining Occupiers:		No. of responses	00	No. of objections	00
	A site notice was displayed on 24/11/2021 (expired on 18/12/2021) and a press notice was advertised on 25/11/2021 (expired on 19/12/2021)				
Summary of consultation responses:	No letters of objection were received				

## Site Description

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 south west corner of Leverton Street and Railey Mews/Asham Street. It has a V-shaped valley roof behind a parapet wall which extends along the front (Leverton Street) elevation and the side (Railey Mews) elevation. The entrance door is on the Railey Mews elevation which also has a ground floor window. The building has a single storey rear outrigger. The site has a wall along Railey Mews with garage doors/gates onto Railey Mews at the end of the site.

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

It 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

### Application site

11245 - Use of the ground floor shop for residential purposes and alterations to the elevation in connection therewith – granted

2021/0074/P - 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 – refused 01/06/2021

2021/0500/P - Enlargement of ground floor rear addition with new openings to internal courtyard and a sliding timber garage door to Railey Mews, installation of roof terrace at first floor rear, replacement of 1x ground and 1x first floor window at rear and installation of two rooflights to main roof – not yet decided

2021/2735/P - Demolition of existing single storey rear outrigger, erection of single storey rear extension and replacement of garage doors in side (Railey Mews) elevation – granted 31/08/2021

## Relevant policies

## **National Planning Policy Framework 2021**

### **The London Plan 2021**

#### **Camden Local Plan 2017**

A1 Managing the impact of development

D1 Design

D2 Heritage

#### **Camden Planning Guidance**

Design (2021) (Section 3 – Heritage)

Amenity (2021)

Home Improvements (2021) (Extensions: Roof Extensions: New Roof Level; External alterations: windows and doors)

#### **Kentish Town Neighbourhood Plan 2016**

Policy D3: Design Principles

### **Kentish Town Conservation Area Appraisal and Management Strategy 2011**

## **ASSESSMENT**

### **1.0 PROPOSAL**

1.1 On 31/08/2021 planning application 2021/2735/P for the removal of an existing 'L-shaped' single storey rear extension to the rear of the site, and the erection of a replacement full width single storey rear extension was permitted. The proposal also included the formation of a courtyard at the rear of the site and replacing the garage doors at the rear with sliding doors.

1.2 The current proposal would include a part single storey/part two storey rear extension; the two storey element being sited on the side of Railey Mews on the opposite side of the attached property, 47 Leverton Street. The single storey 'infill' extension would be flat roofed in the current proposal and 3m in height next to no. 47. Previously this had a pitched roof sloping down to no. 47 and 2.4m in height on the boundary with no. 47. The depth would remain the same, at 5.75m.

1.3 Other elements which were proposed (and approved) under application/permission 2021/2735/P are replicated in the current proposal, viz: the rear courtyard, sliding doors in the wall onto Railey Mews at the rear of the site, two new rooflights in the main V-shaped roof and a new timber double glazed sash window on the ground floor on the Railey Mews elevation.

### **2.0 RELEVANT CONSIDERATIONS**

2.1 The material considerations for this application are considered to be:

- Effects on character and appearance of the Conservation Area and setting of Listed building
- Amenity of neighbouring residential occupants

#### **Effects on character and appearance of the Conservation Area and setting of Listed building**

2.2 Policy D1 of the Camden Local Plan requires development to respect local context and character and policy D2 requires development within Conservation Areas to preserve, or where possible, enhance the character or appearance of the area. Policy D2 also requires the Council to resist development that would cause harm to significance of a listed building through an effect on

its setting.

2.3 S.7.2 (Generic Guidance) of the Kentish Town Conservation Area appraisal and management strategy 2011 requires development proposals to preserve or enhance the character or appearance of the Kentish Town Conservation Area.

2.4 Under the 'Home Improvements' Planning Guidance, Rear Extensions should: 'Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space' and 'Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist'.

2.5 The site is located at the end of a mid-Victorian terrace which retains an unbroken row of rear elevations from first floor up. There are no other two storey rear extensions on this part of the terrace and the original boundary wall is intact at the site. The site has an existing single storey element at the rear leaving only a modest courtyard.

2.6 The proposed second storey to the rear extension would break the historic character of the rear of the terrace. It would also disrupt the clear gap between the rear elevation of the terrace and the mews buildings that start at the rear of the plot on Railey Mews. This would harm the appearance of the townscape from Leverton Street and in particular from Railey Mews. The single storey wall at the rear of the site helps to define the spacing between the 49 Leverton Street and 1 Railey Mews to the rear and it allows open and distant views of trees, open sky and distant roofs along Leverton Street and Falkland Road. It also serves to define the contrast between the more significant four storey building on Leverton Street and the more subservient mews style building at 1 Railey Mews. Gaps such as these reflect the spacing of buildings in the Conservation Area and allow views from street level and neighbouring properties which preserve and maintain the visual amenity and character of the Kentish Town CA.

2.7 The proposed siting, form and appearance of the two storey element at the rear would fail to preserve or enhance the Conservation Area by virtue of its increased height and bulk and its contribution to the closing of the gap.

2.8 Furthermore, the proposal would detract from the setting of the listed Pineapple public house on the other side of Railey Mews. The listed building's setting includes the significant three-storey buildings on Leverton Street and the more subservient mews buildings on Railey Mews, and the gaps between them, and this contributes to its significance. As well as the harm caused to this part of its significance through the interruption in the streetscape, it would also imbalance the two buildings (49 and The Pineapple) which read as a pair, both from the front and rear. The first floor extension would represent an incongruous addition to the site which would detract from the historic form of the building (particularly the rear elevation and flank wall) and its relationship to the listed building.

2.9 There are no significant objections to any of the other elements of the proposal from a conservation or design point of view. The proposed single storey infill extension would be of a similar size (in terms of its impact on the existing building) as the single storey infill extension approved under 2021/2735/P and similar in size to other single storey rear extensions further along the terrace it would not harm the townscape or the character or appearance of the Conservation Area. The other elements (e.g. rooflights on the main V-shaped roof, timber sash window on the ground floor (side elevation) and rear courtyard and new gates would also be similar to under 2021/2735/P and would have no adverse impact on the townscape or Conservation Area.

2.10 Notwithstanding there are no objections to the single storey infill extension, the rear courtyard, gates onto Railey Mews, rooflights and window on the side elevation on the ground

floor, the proposed two storey rear extension would erode the historic and architectural character of the building and the terrace and harm the spacing and context of the site. While the harm to the Conservation Area and the neighbouring Listed building would be 'less than substantial' this has been given considerable weight, and there are no public benefits associated with the proposal which would over-ride the harm that would be caused to the heritage assets.

2.11 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.

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

### **Amenity of neighbouring residential occupants**

2.13 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The relevant factors to be considered in this case are the effects on light, privacy and outlook.

2.14 No new windows would be formed in the proposed extension, or the main building, that would give rise to any direct overlooking of any neighbouring dwelling habitable rooms or private gardens. Additionally, the proposed extension would not project above a notional 45 degree line drawn from the centre of any neighbouring windows and as such, the proposals would be unlikely to result in any undue overshadowing of any neighbouring rooms. Situated to the north of no. 47 Leverton Street there should also be no undue loss of sunlight to the rear garden at this site as a result of the single/two storey rear extension.

2.15 The proposals would however result in an undue loss of outlook and an unacceptable sense of enclosure for the occupiers of 47 Leverton Street. At 3m in height and extending 5.5m in depth beyond the ground floor window in the main rear elevation at 47 Leverton Street (at a distance of 1.25m) the single storey infill extension would harm the outlook and aspect of the window. The 'tunnelling effect' which would result as a result of the 5.5m deep, 3m high wall parallel with the outrigger at the rear of 47 Leverton Street would result in an unacceptable sense of enclosure from the ground floor room at the rear of the main building, particularly given the smaller courtyard garden at 47. In contrast, the infill extension in the previously approved scheme (2021/2735/P) was 2.4m in height on the boundary and as such it was not overbearing upon 47 Leverton Street.

2.12 The proposals would therefore be contrary to policy A1 (Managing the impacts of development) of the Local Plan 2017.

### **Recommendation**

#### **REFUSE PLANNING PERMISSION**

1. The proposed two storey rear extension, by reason of its siting, form, height, and design, would fail to preserve or enhance the architectural and historic form of the host building, the terrace, and the surrounding area. It would harm the character and appearance of the Conservation Area, and harm the setting of the neighbouring listed 'Pineapple' public house. It would therefore be contrary to policies D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

2. The proposed single storey 'infill' extension, due to its height and depth on the boundary with 47 Levertton Street, would result in a loss of outlook and unacceptable sense of enclosure. It would therefore be contrary to policy A1 of the Camden Local Plan 2017.

