

Flat 5 Ventana Court, 61A Endell Street 2021/5104/P



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1. View of Ventana Court from undercroft. 21.09.2021



2. View of Ventana Court, Latchfords Yard. 21.09.2021



Image 1. showing the existing front and side elevations



Views of perimeter urban block from existing second floor terrace and third floor balcony. 21.09.2021.

1.



Image 2. View of the properties from the existing third floor terrace to the rear of the host building



Image 3: Existing aerial view



Image 4. Existing front elevation and undercroft.

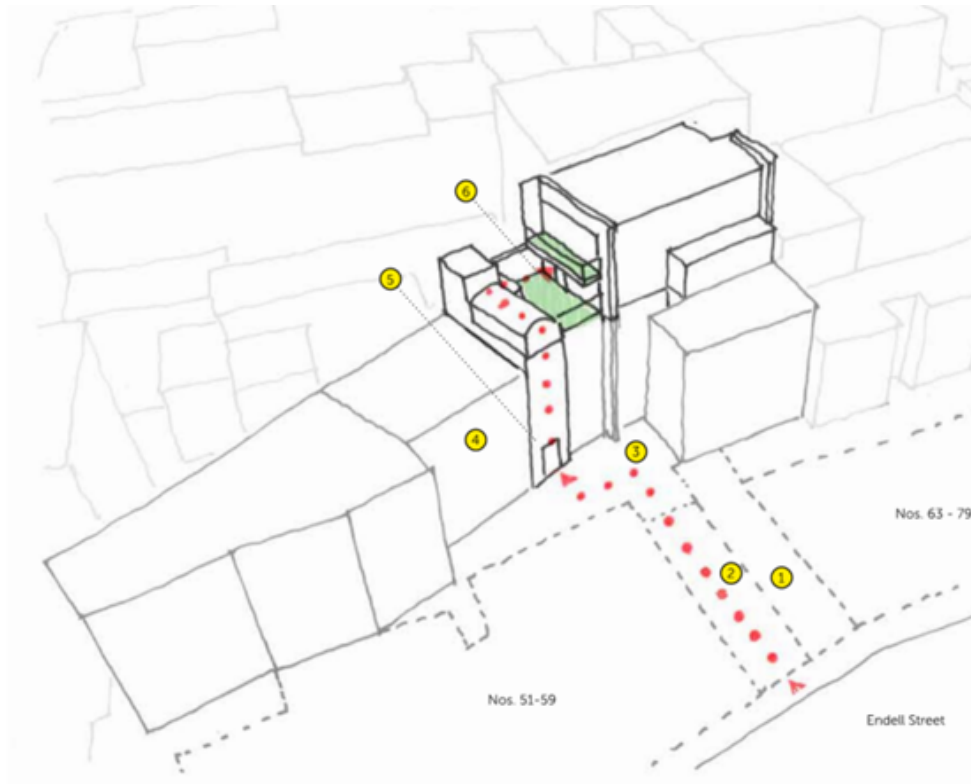


Image 5. Existing 3D sketch drawing showing the layout.

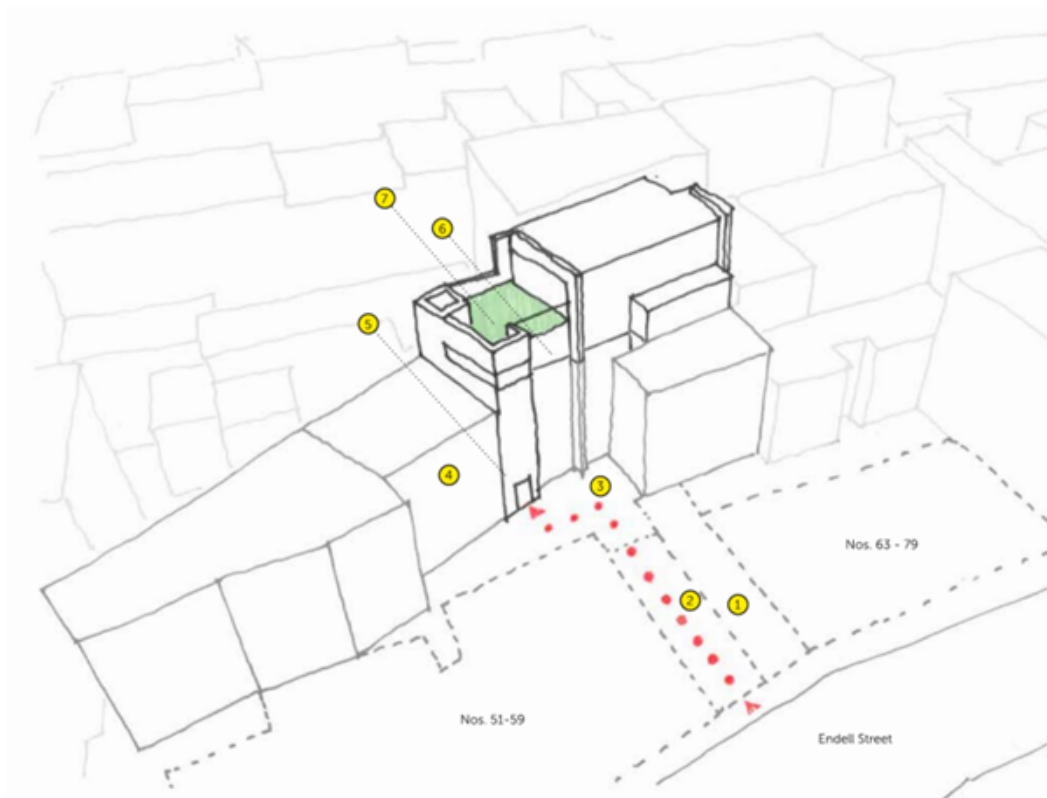


Image 6. Proposed elevation without the revised 1.5m high screen to the rear.



Image 7. Existing North elevation



Image 8: Proposed north elevation

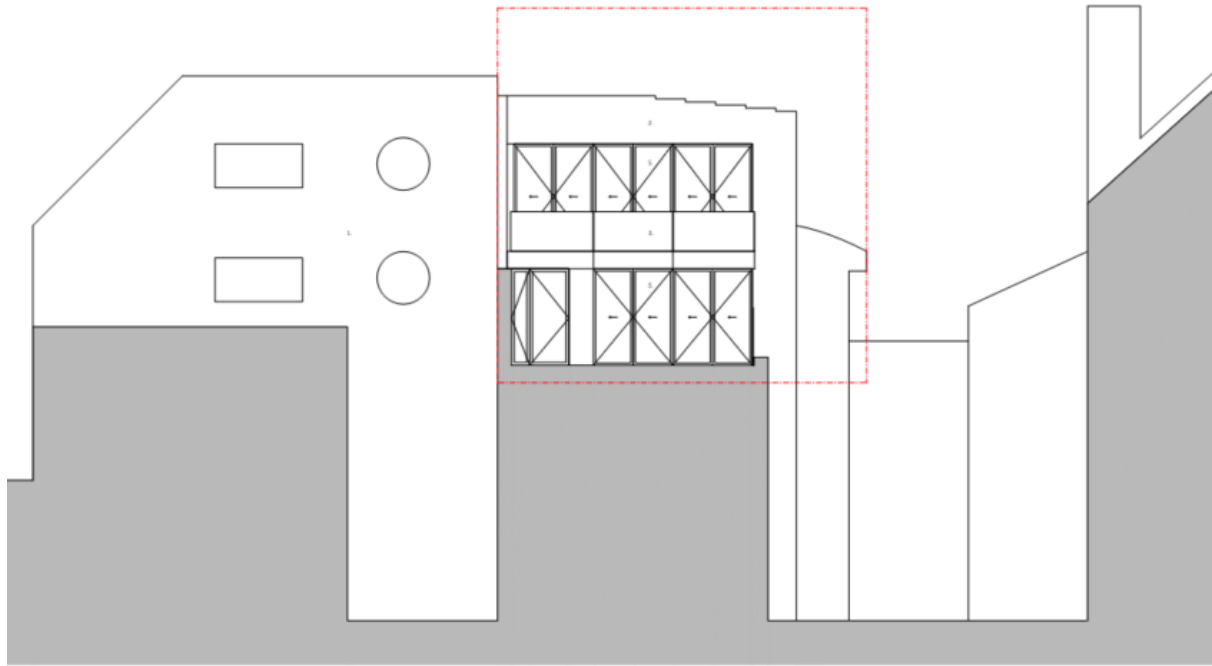


Image 9: Existing section

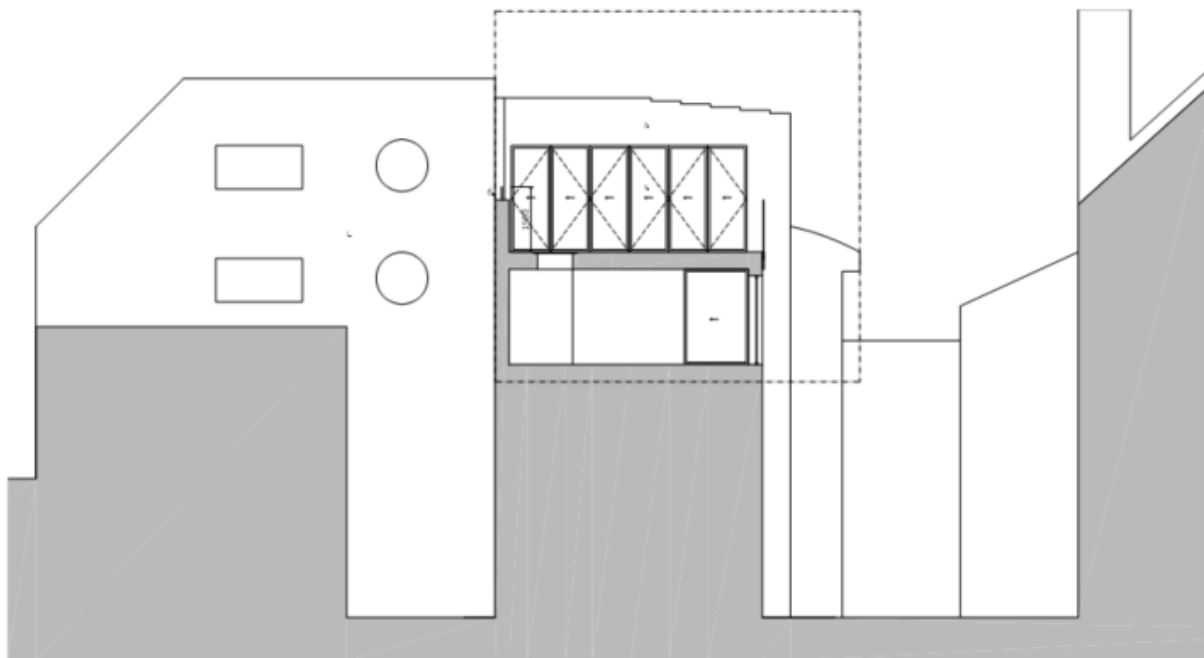


Image 10: Proposed section

| | | | | |
|--|---------------------------------------|-----------------------|--------------------------------------|-------------------|
| Delegated Report (Members Briefing) | | Analysis sheet | Expiry Date: | 24/12/2021 |
| | | N/A / attached | Consultation Expiry Date: | 02/01/2022 |
| Officer | | | Application Number(s) | |
| Obote Hope | | | 2021/5104/P | |
| Application Address | | | Drawing Numbers | |
| Ventana Court, Flat 5 61 A Endell Street London WC2H 9AJ | | | See draft decision notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| Erection of a single storey extension on the second floor roof terrace, partial demolition of the roof at third floor for a new roof terrace; installation of stairwell roof balcony and terrace south wall. | | | | |
| Recommendation: | Grant conditional planning permission | | | |
| Application Type: | Full Planning Permission | | | |

| | | | | |
|--|---|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | |
| Informatives: | | | | |
| Consultations | | | | |
| Summary of consultation: | <p>The site notice displayed near to the site on the 03/12/2021 (consultation end date 27/12/2021).</p> <p>The development was also advertised in the local press on the 09/12/2021 (consultation end date 02/01/2022).</p> | | | |
| Adjoining Occupiers: | No. of responses | 06 | No. of objections | 06 |
| Summary of consultation responses: | <p>6 Objections/comments were received from Flats 2, 3, 4 Ventana Court, 67a Endell Street, Flat 4 37 Queensgate Gardens and 3 Latchfords Yard on the following grounds;</p> <p>Design</p> <ul style="list-style-type: none"> • Height and scale of the extension; • The height, bulk and massing do not respect the character of the yard; • Extension is disproportionate. <p>Officer response: Please see section 4.0 below of the report.</p> <p>Amenities</p> <ul style="list-style-type: none"> • Loss of light • Impact on privacy • Impact from overlooking <p>Officer response: Please see section 5.0 below of the report for amenities impact.</p> | | | |
| Bloomsbury CAAC: | <p>The Bloomsbury Conservation Advisory Committee raised the following objections:</p> <ul style="list-style-type: none"> • Detrimental Impact of the proposal on Latchford Yard - the height and layout should be preserved; • The traditional courtyard should be preserved in its current form; • The proposed erection of an additional floor and terrace will limit the yard's access to natural light, and; • The proposal would affect all of the north and east facing windows which look onto the yard. <p>Officer response: Please see section 4.0 (design) and 5.0 (amenity) below of the report.</p> | | | |
| Covent Garden Community Association | <p>The Covent Garden Community Association raised the following objection:</p> <ul style="list-style-type: none"> • Neighbours would be compromised in terms of noise and overshadowing of private property and communal space. • The previously approved design would be distorted. • Development would not enhance Ventana Court or the conservation area. • Requested a condition to restrict hours <p>Officer response: Please see section 5.0 below of the report for respond to both comments.</p> | | | |

Site Description

The host building is a late 1990s residential building located to the south of Endell Street which in-fills diagonally across the courtyard of the urban block. The massing steps up from two storeys at the eastern end, to 4 storeys at the western end. It is characterised by variety of materials consisting of yellow brick, white render, glass balustrades, warehouse style windows, and seamed metal roofs. The application site concerns Flat 5 which is located at second and third floor level within the tallest western end of the block.

The site is located within the Seven Dials Conservation Area and the host building is located to the rear of a terrace of Grade II listed buildings at 51-59, 61 and 63-69 Endell Street. The properties consist of shops on the ground floor with residential above.

Relevant History

PS9804332 – Planning permission for change of use of the ground floor and basement of no.61 from offices to retail use and the conversion of the office use on the first floor to a two bedroom flat and a two bedroom maisonette on the second and third floors. Redevelopment of the yard at the rear to provide a building on part two, part three and part four floors providing 5 self-contained flats. **Granted** on 05/08/1998.

2012/4792/P – Planning permission for the removal of part of existing second floor corridor across roof terrace, replacement of existing balcony with full width balcony at third floor level, installation of 2 roof lights, and the installation of a folding glass door system at second and third floor levels to existing dwelling house (Class C3). **Granted** on 12/11/2012.

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
- **CC1** Climate Change Mitigation
- **CC2** Adapting to climate change

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)
- Energy Efficiency and Adaptation

Conservation Statements:

- Seven Dials Conservation Area Statement (1998)

Assessment

1. The proposal

- 1.1. Planning permission is sought for the erection of a new single storey extension at second floor level which would infill the existing terrace at this level, and the installation of a replacement terrace above at third floor level with glazed balustrading.

2. Revisions

- 2.1. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to appease concerns raised by officers. The revisions/alterations made to the proposed scheme can be summarised as follows:
- Revision of the proposed material of the façade treatment from rendered wall to new standing seam wall cladding to match the existing roofing, and;
 - Installation of glazed privacy screens.
- 2.2. The revisions made to the scheme do not materially affect the scheme and as such were accepted as amendments under the ongoing application.

3. Assessment

- 3.1. The principal considerations material to the determination of this application are as follows:
- The visual impact upon the character and appearance of the host property, street scene, local area and the Seven Dials Conservation Area
 - The impact on neighbouring amenity

4. Design and Conservation

- 4.1. Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of 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; and Policy D2 states 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.
- 4.2. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (Act) requires special regard to be paid to the desirability of preserving a listed building or its setting. In addition, Section 72(1) of the Act requires that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 4.3. The National Planning Policy Framework (NPPF) paragraph 124 indicates that planning policies and decisions should support development that makes efficient use of land, taking into account the desirability of maintaining an area's prevailing character and setting,
- 4.4. The Design CPG includes further advice on Design Excellence and Heritage and the Home Improvements CPG includes detailed advice on the siting, size, architectural design and materials of residential extensions and alterations.
- 4.5. The erection of a single storey roof extension on the flat roof at second floor level is acceptable in principle. The host building is not of any particular architectural merit and given its land locked setting, the proposal is not considered harmful to the wider conservation area. The proposed terrace is a replacement of the existing terrace at second floor and the design of both the extension with terrace above is considered as acceptable in principle and would be in accordance with D1 and D2 of the Local Plan, for the reasons addressed below.
- 4.6. In design terms, the scale of the proposed roof extension would remain subordinate to the host building, and would not diminish the setting of the adjacent Grade II listed buildings nor would the roof extension by virtue of infilling the second floor terrace be harmful to the character and appearance of the conservation area. The proposal would be designed to be subservient, set down a full storey from the roof of the building and infilling the area between the tallest four storey element of the building and the raised stairwell which

sits at two/three stories. The roof extension would be designed with characteristic elements of the original building with simpler and cohesive façade/ fenestration treatment. The proposed revised elevation would sit comfortably within its setting and the window openings proposed would introduce a hierarchy to the façade that matches the design and location of the windows below. Thus, the roof extension would preserve the architectural design of the host building. The proposed seam wall cladding would match the design of the existing roof in response to the original building characteristics.

- 4.7. The proposed Crittall framed windows would match the existing and the glazing element over the stairwell that would be retained in a new form. the new roof terrace on the flat roof of the proposed extension would be a replacement of the existing terrace at second floor. The proposed roof terrace would include glass balustrade similar in design to the balustrade of the Juliet balconies at first floor level. Within this context the proposal would be of an appropriate design and would not cause visual harm to the design or the appearance to the host building.

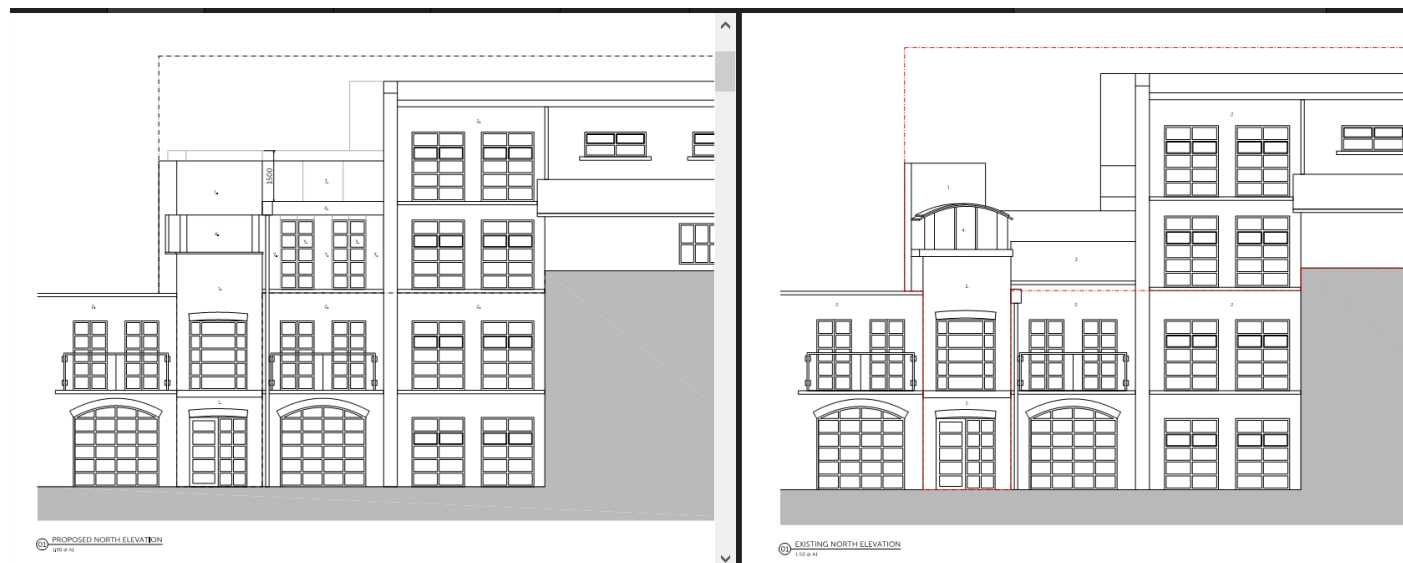


Image 1. Showing the proposed design on the left with the existing elevation on the right.

- 4.8. 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 (ERR) 2013.
- 4.9. Overall, the scale, design and use of materials of the proposals would be sympathetic to that of the host building and the surrounding area and would not be harmful to the character or appearance of the street scene or the Covent Garden Conservation Area. The proposal would therefore be in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2021 and NPPF 2021.

5. The impact on neighbouring amenity

- 5.1. Policy A1 (Managing the impact of development) states that the Council will seek to protect the quality of life of occupiers and neighbours. The Council will grant permission for development unless this causes unacceptable harm to amenity and will seek to ensure that the amenity of communities, occupiers and neighbours is protected. The factors considered include; visual privacy, outlook; sunlight, daylight and overshadowing.

Daylight and Sunlight

- 5.2. The application has been submitted with a daylight and sunlight assessment, which assesses the impact on the properties to the rear at 61 and 61A Endell Street in accordance with the Building Research Establishment Site Layout Planning for Daylight and Sunlight 2011 (BRE).
- 5.3. To assess the impact on daylight to neighbouring windows following development, the assessment uses the Vertical Sky Component (VSC) test and Daylight Distribution (DD) test. The VSC is calculated at the centre point of each affected window on the outside face of the wall in question. A window looking into an empty field will achieve a maximum value of 40%. BRE guidelines suggest that 27% VSC is a good level of daylight. If a window does not achieve 27% VSC as a result of the development, then it is assessed

whether the reduction in value would be greater than 20% of the existing VSC – which is when the reduction in light would become noticeable to occupants. However, officers consider that VSCs lower than 27% are normal for densely-built urban areas, with 20% still considered acceptable.

- 5.4. The DD test calculates the distribution of daylight within a room by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.
- 5.5. The assessment demonstrated that all windows tested for VSC and DD would meet the BRE requirement and would not be reduced to less than 0.8 times their former value. The most affected window would be a first floor window serving 61A Endell Street which would see a loss of 0.88 times its former value, which well exceeds the BRE recommendation of 0.8.
- 5.6. For sunlight, the Annual Probable Sunlight Hours (APSH) test was used which calculates the percentage of probable hours of sunlight received by a window or room over the course of a year. In assessing sunlight effects to existing properties surrounding a new development, only those windows orientated within 90 degrees of due south and which overlook the site require assessment. The main focus is on living rooms, with bedrooms and kitchens deemed less important. For neighbouring buildings, the guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter), and the amount of sunlight, following the proposed development, is reduced by more than 4% over the whole year, and to less than 0.8 times its former value during either period.
- 5.7. The assessment showed that there would be a small loss in the winter sunlight hours to two first floor windows serving 61 and 61A but that overall, the windows would still meet the BRE requirements to ensure adequate sunlight to these windows. It is noted that one of these windows is non-domestic and the other serves a bedroom which is noted in the BRE guidance as less important than living areas in terms of sunlighting requirements. The room will retain sunlight levels commensurate with the dense urban context of the site. It should also be noted that the minor impact identified is restricted to one window within the flat. As such, although there will be some small alteration to winter sunlight, the occupants of the flat will be unlikely to notice this change and the overall amenity impact would be minor. As set out above, the development would not have a material impact on other windows in accordance with the BRE guidelines and policy A1.

Noise and overlooking

- 5.8. The Covent Garden Community Association raised an objection to the roof terrace being located to the third floor. However, given there is an existing terrace at second floor level of a similar scale, it is not anticipated that the proposed roof terrace would generate an excessive amount of noise or overlooking in comparison to the existing situation.
- 5.9. It was further suggested that conditions should restrict the hours of use of the terrace. Paragraphs 55 and 56 of the National Planning Policy Framework makes clear that planning conditions should be kept to a minimum, and only used where they satisfy the following tests:
1. necessary;
 2. relevant to planning;
 3. relevant to the development to be permitted;
 4. enforceable;
 5. precise; and
 6. reasonable in all other respects.
- 5.10. Given the fact that the terrace would be associated with a single residential dwelling, of a limited size, and would replace an existing terrace in a similar location, it is not considered reasonable to impose such a condition in this instance.

6. Conclusion

- 6.1. Overall, the scale, design and materials of the proposed development would be sympathetic to the host building and the surrounding area and would not be harmful to the character appearance of the street scene or the Seven Dials Conservation Area. The development would not cause harm to neighbouring

amenity by way of loss of daylight/sunlight, outlook or privacy, and the proposals are therefore acceptable in accordance with policies D1, D2, A1 and A4 of the London Borough of Camden Local Plan 2017, the London Plan 2021 and National Planning Policy Framework 2021.

7. Recommendation

7.1. Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th July 2022, 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 and search for 'Members Briefing'.

Application ref: 2021/5104/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 3 July 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Coffey Architects
11-12, First Floor,
Great Sutton Street
Islington
London
EC1V 0BX

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Ventana Court
Flat 5
61 A Endell Street
London
WC2H 9AJ

DECISION

Proposal:

Erection of a single storey extension on the second floor roof terrace, partial demolition of the roof at third floor for a new roof terrace; installation of stairwell roof balcony and terrace south wall.

Drawing Nos: 00-00-DR-A-(00)100 REVP02; 00-00-DR-A-(00)001 REVP02; 00-02-DR-A-(00)102 REVP02; 00-03-DR-A-(00)103 REVP02; REVP0200-04-DR-A-(00)104 REVP02; 00-XX-DR-A-(00)200 REVP02; 00-XX-DR-A-(00)202 REVP02; 00-XX-DR-A-(00)203 REVP02; 00-XX-DR-A-(00)300 REVP02; 00-XX-DR-A-(00)302 REVP02; 00-XX-DR-A-(00)305 REVP02; 00-XX-DR-A-(00)306 REVP02; 00-XX-DR-A-(00)300 REVP02; 00-02-DR-A-(01)102 REVP02; 00-03-DR-A-(01)103 REVP02; 00-XX-DR-A-(20)100 REVP02; 00-XX-DR-A-(20)102 REVP02; 00-XX-DR-A-(20)103 REVP02; 00-XX-DR-A-(20)104 REVP02; REVP04; 00-XX-DR-A-(20)200 REVP04; 00-XX-DR-A-(20)202 REVP04; 00-XX-DR-A-(20)203 REVP04; 00-XX-DR-A-(20)300 REVP04; 00-XX-DR-A-(20)302 REVP04; 00-XX-DR-A-(20)305 REVP04; 00-XX-DR-A-(20)306 REVP04 and Daylight and Sunlight Report commissioned by Right of Light Consulting Chartered Surveyors dated 30 May 2022.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 00-00-DR-A-(00)100 REVP02; 00-00-DR-A-(00)001 REVP02; 00-02-DR-A-(00)102 REVP02; 00-03-DR-A-(00)103 REVP02; REVP0200-04-DR-A-(00)104 REVP02; 00-XX-DR-A-(00)200 REVP02; 00-XX-DR-A-(00)202 REVP02; 00-XX-DR-A-(00)203 REVP02; 00-XX-DR-A-(00)300 REVP02; 00-XX-DR-A-(00)302 REVP02; 00-XX-DR-A-(00)305 REVP02; 00-XX-DR-A-(00)306 REVP02; 00-XX-DR-A-(00)300 REVP02; 00-02-DR-A-(01)102 REVP02; 00-03-DR-A-(01)103 REVP02; 00-XX-DR-A-(20)100 REVP02; 00-XX-DR-A-(20)102 REVP02; 00-XX-DR-A-(20)103 REVP02; 00-XX-DR-A-(20)104 REVP02; REVP04; 00-XX-DR-A-(20)200 REVP04; 00-XX-DR-A-(20)202 REVP04; 00-XX-DR-A-(20)203 REVP04; 00-XX-DR-A-(20)300 REVP04; 00-XX-DR-A-(20)302 REVP04; 00-XX-DR-A-(20)305 REVP04; 00-XX-DR-A-(20)306 REVP04 and Daylight and Sunlight Report commissioned by Right of Light Consulting Chartered Surveyors dated 30 May 2022.

Reason:

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

- 3 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.

- 4 The use of the roof as a terrace shall not commence until the screens, as shown on the approved drawings, have been constructed. The screens shall be permanently retained thereafter.

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

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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer