

<b>Delegated Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>05/09/2022</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	<b>04/09/2022</b>
<b>Officer</b>	<b>Application Number(s)</b>		
Adam Greenhalgh	2022/2947/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 part single storey/part 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		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>				
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>		No. of responses	<b>00</b>	No. of objections	<b>00</b>
	A site notice was displayed on 10/08/2022 (expired on 03/09/2022) and a press notice was advertised on 11/08/2022 (expired on 04/09/2022)				
<b>Summary of consultation responses:</b>	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

2021/5148/P - 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 – refused 11/03/2022 – appeal lodged (not yet decided)

## 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 The current proposal is very similar to application 2021/5148/P (see Planning History above) which was refused on 11/03/2022 and which is currently the subject of an appeal (not yet decided).

1.2 The development proposed in this application comprises:

- Removal of existing single storey rear outrigger (adj. Railey Mews) and erection of part single storey/part two storey rear extension (adj. Railey Mews)
- Erection of single storey 'infill' extension adj. 47 Leverton Street
- Removal of existing single storey building at rear of site and formation of 27 sq m rear courtyard
- Removal of 'garage gate' at rear onto Railey Mews and replacement with sliding door
- Provision of 1 x rooflight and 5 x velux windows on slopes of V-shaped roof on main building
- Replacement timber double glazed sash window on the ground floor on the Railey Mews elevation

1.3 The differences between the current proposal and application 2021/5148/P are considered to be:

- Single storey 'infill' extension adj. 47 Leverton Street now sloped (previously flat roofed) (i.e. now proposed as per planning permission 2021/2175/P)
- Two rooflights on main roof now changed to 1 x rooflight and 5 x velux windows
- Change to doors on ground floor at rear of proposed part single/part two storey rear extension

#### **1.4 RELEVANT CONSIDERATIONS**

1.5 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
- Other matters

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

1.7 The first reason for refusal of planning permission 2021/5148/P was:

*'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.'*

1.8 There are no changes in circumstances in relation to this reason for refusal in the current application. The proposed two storey rear extension remains the same in siting, form, height, and design. The architectural and historic form of the host building, the terrace, and the surrounding area remain the same and the policies of the Local Plan and Neighbourhood Plan remain the same.

1.9 The proposed second storey rear extension is therefore recommended for refusal for the same reason.

1.10 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.

1.11 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.

1.12 Amenity of neighbouring residential occupants

1.13 The second reason for refusal of planning application 2021/5148/P was:

*'The proposed single storey 'infill' extension, due to its height and depth on the boundary with 47 Leverton 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.'*

1.14 In the current proposal the single storey 'infill' extension is sloped. It is 2.25m on the boundary with 47 Leverton Street. In application 2021/5148/P it was flat roofed and 3m in height on the boundary with 47 Leverton Street. The depth remains the same, 5m beyond the rear elevation of the main building.

1.15 At 2.25m in height on the boundary with 47 Leverton Street, the single storey extension would be set well below a 45 degree line drawn vertically from the centre of the adjacent ground floor at 47 Leverton Street. The proposal would also only be 50mm higher than a fence which could be erected on the boundary with 47 Leverton Street under permitted development. It would therefore not result in undue loss of outlook or unacceptable sense of enclosure for the occupiers of 47 Leverton Street.

1.16 It should also be noted that the now proposed single storey 'infill' extension would replicate that which was proposed under application 2021/2735/P (see Planning History above) which was granted planning permission in March 2021. As there have been no changes in circumstances since planning permission 2021/2735/P was granted, the now proposed single storey 'infill' extension within this application is acceptable.

## 1.17 Other matters

1.18 The other changes proposed in this application (i.e. change to roof-top rooflights/velux windows and doors on ground floor of part single/part two storey rear extension) would raise no new planning issues. The roof-top rooflight/velux windows would not be visible in the public domain and would have no impact on the amenity of any neighbouring occupiers. They would have no impact on the Development Plan policies. The replacement doors on the ground floor similarly, would have no material effects on the appearance of the site, the amenity of any neighbouring occupiers or any other planning considerations. Therefore – notwithstanding the reasons for refusal of the proposed two storey rear extension – no new planning issues/reasons for refusal are raised/recommended.

### **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.

