

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		24/08/2022	
		N/A		Consultation Expiry Date:		11/09/2022	
Officer				Application Number(s)			
Nathaniel Young				2022/2769/P & 2022/3389/L			
Application Address				Drawing Numbers			
21 Jeffrey's Street London NW1 9PS				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Demolition of existing conservatory and erection of single storey rear extension; erection of garden shed; erection of pergola; various hard and soft landscaping works; minor internal alterations;.							
Recommendation(s):		Grant Conditional Planning Permission and Listed Building Consent					
Application Type:		Householder Application & Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses		3		No. of objections	
						3	
Summary of consultation responses:		<p>Press notice: 18/08/2022 – 11/09/2022 Site notice: 12/08/2022 – 05/09/2022</p> <p>Three objections were received from 20, 23,& 25 Jeffrey's Street raising the following concerns:</p> <ol style="list-style-type: none"> 1. Excessive scale/footprint of extension 2. Incongruous design/materials of extension; harm to architectural character of Listed building 3. Building related matters (drainage/construction methods) <p><i>Officer response:</i></p> <ol style="list-style-type: none"> 1. <i>The rear extension has since been reduced in depth to match the existing conservatory (It is also lower in height than the existing conservatory).</i> 2. <i>Officers are not opposed to a contemporary design when it relates to</i> 					

a ground level rear extension to a historic property. The contemporary design highlights the fact that the development is a later addition, which helps clearly define what is original and what is not. This approach is considered acceptable and is preferred to a low grade pastiche. Ultimately the extension is of a high quality design and materiality and it is of an appropriate scale. It would not be visually obtrusive within the wider conservation given its siting and the original property would be preserved. As such, the proposal is considered to be acceptable.

- 3. The structural integrity (construction methods) and drainage/guttering are not planning matters.*

Site Description

The site contains a three-storey (plus lower ground floor) single family dwelling. It is located on the north-western side of Jeffrey's Street. It has an existing 20th century timber/brick/glazed conservatory extension at the rear. It has an approximately 18m deep rear garden which includes a patio/paved courtyard to the rear of the building.

The property forms part of a Grade II listed terrace and it is located within the Jeffrey's Street Conservation Area.

Relevant History

None of relevance.

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

A3 Biodiversity

D1 Design

D2 Heritage

Camden Planning Guidance 2021

CPG Design

CPG Amenity

CPG Trees

Jeffrey's Street Conservation Area Statement 2002

Assessment

1.0 Proposal

1.1 Planning permission and listed building consent are sought for:

- Demolition of existing conservatory
- Erection of a single storey rear extension
- Erection of a garden shed

- Erection of a pergola
- Various hard and soft landscaping works
- Minor internal alterations (reinstatement of partition between front and rear, first floor rooms, creation of built in wardrobes, reinstatement of original doorway between stairwell and front, first floor room, minor increase in width of the opening between the front and rear, ground floor rooms)
- General repair and refurbishment of exterior (repointing of rear elevation, repair slate roof)

1.2 Revisions:

- Reduction in depth of single storey rear extension (to match depth of existing conservatory)

2.0 Assessment

2.1 The material considerations for this application are as follows:

- Design and conservation
- Residential amenity
- Trees, landscaping and biodiversity

3.0 Design and conservation

3.1 Local Plan policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Local plan 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.

3.2 The existing conservatory is of no architectural merit. Its removal is not opposed. With regards to the replacement extension, officers are not opposed to a contemporary design when it relates to a ground level rear extension to a historic property. The contemporary design highlights the fact that the development is a later addition, which helps clearly define what is original and what is not. This approach is considered acceptable and is preferred to a low grade pastiche. Ultimately the extension is of a high quality design and materiality and is of an appropriate scale. After amendments the extension would match the depth of the existing conservatory while being a lower height. It would not be visually obtrusive within the wider conservation area given its siting and the architectural and historic merits of the Listed building would not be impaired.

3.3 The minor internal alterations would not harm the significance of the listed building. The reinstatement of doorways and partitions would be a minor heritage benefit, restoring an element of the original plan form. The minor increase in width between the ground floor rooms would not involve the removal of any historic decorative finishes and the original plan form would remain legible.

3.4 The low timber pergola and garden shed would be of an appropriate design and materiality for their garden setting. They would be appropriately positioned towards the rear of the garden and would not harm the setting of the listed building (or neighbouring buildings).

3.5 Subject to the recommended conditions, the proposals are overall considered to be suitably sensitive to the architectural character and fabric of the Listed building, its setting and appearance and the character and appearance of the Conservation Area. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16, s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4.0 Residential amenity

4.1 Local plan policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light, outlook, privacy, noise and disturbance.

Light and outlook

4.2 No significant harm caused. The proposed extension would be of a similar depth to the existing conservatory to be demolished and due to its height, which would be less than 3m it would not overshadow or be overbearing upon any neighbouring rooms or gardens. The 3m high boundary wall with no. 23 would be extended by 1.5m in depth but this would not result in any undue overshadowing or loss of outlook from any principal habitable room windows or the garden at this site. The proposed pergola and garden shed, due to their height (i.e. 2m) and siting towards the rear of the garden would not result in any overshadowing or loss of outlook from any neighbouring habitable windows or gardens.

Privacy

4.3 No new views into neighbouring habitable windows or gardens are afforded as a result of the proposal.

Noise and disturbance

4.4 There would be no significant increase in noise and disturbance beyond what has been established and exists from the existing house and garden. No plant equipment is proposed.

5.0 Trees, landscaping and biodiversity

5.1 The proposed extensions, pergola, shed and landscaping works would not result in the loss of or harm to any significant trees. There are no trees on the site of the proposed rear extension. There is an existing mature Sycamore tree at the rear of the site but this would not be removed. The shed and the pergola would be erected on a geo-grid cellular containment mat with a granular stone fill and metal shoes on screw piles such that the roots of the Sycamore tree would not be disturbed. The Council's Tree Officer has reviewed the submitted arboricultural report and noted that an acceptable level of tree protection measures are to be used in order to limit the impact of the scheme on retained trees. A planning condition to ensure the provision of tree protection measures during construction is recommended accordingly.

5.2 The proposals would not result in a significant loss of green garden space harmful to the green character of the garden or its drainage potential. The new patio would have gravel drainage borders and the pergola/courtyard would be sited at the rear of the garden with a large area being retained as natural garden space with new shrub planting to maintain the green character and drainage potential of the site.

6.0 Recommendation

6.1 Grant conditional planning permission & listed building consent.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20th February 2023, 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'

