

ADDRESS: 39 Northchurch Road, London N1	
WARD: De Beauvoir	REPORT AUTHOR: Yousef Bahadur
APPLICATION NUMBER (s) : 2008/1190 & 2008/1692	VALID DATE: 11/09/2008 & 30/06/08
Plan No's: Existing: 0840/ -1 to -4, -5A, -6A, -07 & -8. Proposed: 0840/ -9, -10A, -11, -12A, -13A, -14B, -15A, -16, -16 Section B-B, -17 & -18. Structural Survey: 8194 -01 & -02.	
APPLICANT: Tim Sylvester & Eddie Menez 39 Northchurch Road London N1 7EE	AGENT: Carolyn Squire Architect 122 Church Walk London N16 8QW
PROPOSAL (A): Removal of rear extension and erection of part one, part two storey rear extension (full planning permission). PROPOSAL (B): Removal of rear extension and erection of part one, part two storey rear extension together with internal alterations comprising lowering of attic ceiling to create a shower room and internal alterations to create a bathroom at ground floor level.	
RECOMMENDATION SUMMARY: (A) Grant planning permission subject to conditions. (B) Grant listed building consent subject to conditions	
Note to Members: This application is being reported to the Planning Sub Committee because one of the applicants is a Council employee.	

ANALYSIS INFORMATION

ZONING DESIGNATION:	(Yes)	(No)
CPZ	X	
Conservation Area	X	
Listed Building (Statutory)	X	
Listed Building (Local)		X
DEA		X

LAND USE	Use Class	Use Description	Floorspace
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DETAILS:			
Existing	C3	Residential	324sqm
Proposed	C3	Residential	336.7sqm

RESIDENTIAL USE DETAILS:	Residential Type	No of Bedrooms per Unit				
		1	2	3	4	5+
Existing	Dwelling	0	2	0	0	0
Proposed	Flats	0	0	0	0	0
	Dwellings	0	2	0	0	0
	Studio	0	0	0	0	0
Totals	(Total = 1)					

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	Not relevant	Not relevant	Not relevant
Proposed	Not relevant	Not relevant	Not relevant

CASE OFFICER'S REPORT

1. SITE DESCRIPTION

- 1.1 The application site is a Grade II listed 3 storey single dwelling house situated on the south side of Northchurch Rd, near the junction with Ufton Road. The surrounding area is predominantly residential in nature.

2. CONSERVATION IMPLICATIONS

- 2.1 The application site lies in De Beauvoir Conservation Area and the subject building is statutorily listed at grade II. The application has been advertised in accordance with the regulations applicable to applications of this nature.

3. HISTORY

None

4. CONSULTATIONS

- 4.1.1 Date Statutory Consultation Period Started: 07.07.2008
 4.1.2 Date Statutory Consultation Period Ended: 28.07.2008
 4.1.3 Site Notice: Yes
 4.1.4 Press Advert: Yes
 4.1.5 **Neighbours**

- 4.1.6 4 letters sent to adjoining neighbours. One letter of objection was received on grounds of: the proposed works would significantly alter the character of the building which forms part of a group of Grade II listed buildings; risk of demolition of the rear building could harm the structure of the adjoining building and wall.

4.2 Statutory Consultees

None

4.3 Local Consultees

- 4.3.1 The Kingsland Conservation Area Advisory Committee (CAAC): Objection - Having scrutinised the latest set of drawings the Committee we can find no reason to change our previous opinion – application 2008/1190 considered in June last. Our comments then were as follows:
- 4.3.2 The Committee strongly objects to this very intrusive addition to 39 Northchurch Road.
- 4.3.3 We strongly object to the careless and misleading presentation that insinuates that the existing work on the side of the house is higher than it actually is. We urge the Council to get a Conservation Officer to visit the property immediately and ask the applicant to make a re-submission showing the true context and appearance of the proposals. We do, however, object to the side extension as we understand it.
- 4.3.4 These are listed buildings and we think that a Conservation Officer should visit the interior to make sure that nothing is being destroyed by the proposal to put a rear room in the top of the building as no photographs have been supplied showing the inside of the building.

We strongly object to this application

4.4 Other Council Departments

- 4.4.1 The Sustainability and Design Team: This is an early-mid 19 century paired property forms part of a terrace of properties within the De Beauvoir conservation area. The current submission follows extensive pre-application discussions and a series of revisions. The Sustainability and Design Team have no objection to the principle of demolition and construction of a rear extension at lower ground floor level; the building of a part two storey side extension which maintains the symmetry of the front wall feature and the internal changes in the attic floor to provide a bedroom.

5. POLICIES

5.1 Hackney Unitary Development Plan (UDP) (1995)

- EQ1 – (Development Requirements)
- EQ12 (Protection of Conservation Areas)
- EQ13 (Demolition in Conservation Areas)
- EQ14 (Alterations and Extensions of Buildings in Conservation Areas)
- EQ16 (Protection of Listed Buildings)
- EQ17 (Alteration to Listed Buildings)

5.2 London Plan (Consolidated with Alterations since 2004)

- 4B.1 - 'Design Principles for a Compact City'.

5.3 National Planning Policies

- PPS1 – Creating Sustainable Communities
- PPS3 - Housing
- PPG15 – Planning and the Historic Environment

6. COMMENT

- 6.1 The proposal entails the demolition of an existing single storey rear extension at rear lower ground floor level and the construction of part one, part two storey rear extension and internal alterations to provide an open plan dining and kitchen room at rear lower ground floor level, a bathroom at rear ground floor level and another bathroom in the roof space.
- 6.2 The lowest level of the proposed rear extension would be located at lower ground floor and would measure 3.2m deep, 5.3m wide and 3.2m high. The part of the rear extension at ground floor level involves building in the void space behind the front wall and measures 3.25m deep, 0.9m wide and 1.6m high.

Design Considerations

- 6.3 The scheme has been revised after negotiations with the Planning Service regarding the alterations to the listed building and the proposed rear extension.
- 6.4 The proposed part one extension at lower ground floor is considered acceptable in principle and on grounds of bulk, size and design. The scale and bulk of the proposed extension remains subservient to the host building and furthermore would not cause harm to the character of the Conservation Area in which it is situated. It would therefore accord with UDP policies EQ1 and EQ14.

- 6.5 The Sustainability and Design Team have no objection to the proposal and consider the proposed materials of brick and timber to be appropriate for the listed building and the Conservation area.
- 6.6 The proposed part two storey extension at rear ground floor level to provide a bathroom is also acceptable. The proposed ground floor extension has been amended to be behind the solid wall and not the wall and the railings in order to protect the symmetry from the street of this pair of listed buildings. The drawings show the existing and proposed front elevation accurately, the details of the stairs, railing and details of the parapet align with the neighbour's staircase at No 41 in order to protect the symmetry from the street of this pair of listed buildings. The drawings also show that the roof of the proposed ground floor bathroom would not be visible from the front elevation.
- 6.7 On the rear elevation, the proportion of the window of the new bathroom would align with the other secondary windows in the building. The proposed new window will be constructed using the same fenestration patterns and in wooden material as the existing windows at the premises.
- 6.8 The applicant has also provided structural information indicating how they are going to support the weight of the bathroom by inserting a steel box frame into the opening in the flank wall. The drawing on section B-B shows there is sufficient head height left in the lower ground floor below the proposed bathroom. No objection is raised to this aspect of the proposal providing further information is provided by way of a condition to the extent of demolition of the flank wall.
- 6.9 The Listed Building Consent application also seeks consent to construct a bathroom in the attic space. This aspect of the proposal involves lowering the ceiling height by 30cm to facilitate the provision of a shower room. Again no objection is raised to this aspect of the proposal which it is considered can be undertaken without undue disturbance to the fabric of the Listed Building. The applicant has provided structural information indicating how they are going to support the weight of the bathroom by cutting up the old joist to make space and joining it up with the new joist as shown in Section A-A. The Structural Engineer's Report accompanying the application shows how the load would be spread on the roof structure.
- 6.10 The Sustainability and Design Team have requested a condition to be attached to the listed building consent being granted requiring detailed drawings of the joining between new and old floor joists.

Amenity

- 6.11 The proposed extension at lower ground level would align with the adjoining building line at No. 37, and, the proposed extension at rear ground floor would be in line with the rear building line at No 41. There is a window to a kitchen area at lower ground floor level at No 41, which lies to the west of the application site. It is considered that the proposed single storey extension of 3.2m high would not impact on the light and outlook to this window because it is facing south and therefore would receive sufficient natural light and

sunlight. There would be no significant loss of light or outlook to this adjoining window.

- 6.12 The proposal is considered acceptable in amenity terms.

Response to objections

- 6.13 The majority of the objections have been addressed in the body of the report. With respect to the remaining issues, the following comments apply :-
- 6.14 Works to a Listed Building in a Conservation Area: The issue of the demolition and works to the Grade II listed building in De Beauvoir Conservation Area has been dealt with above through extensive negotiations. The demolition of the existing rear extension is considered acceptable because it is not visible from the front and surrounding properties and the replacement extension is also acceptable in its bulk, size, design and materials. The proposal would neither be detrimental to the listed building or the Conservation Area within which the building is located.
- 6.15 Potential damage to adjoining property: The concern regarding the possible impact on the structure of the adjoining building and wall is a party wall issue which needs to be resolved between the two respective landowners. The Sustainability and Design Team are satisfied with the information received regarding the internal works and the internal demolition.

7. CONCLUSION

- 7.1 The proposed part one and part two storey rear extension at lower ground and upper ground floor is considered to be acceptable in design and amenity terms. Overall the proposal would not cause any harm to the character and appearance of the listed building nor to the De Beauvoir Conservation Area and as such it is recommended that planning permission and listed building consent be granted.

7.2 RECOMMENDATION

RECOMMENDATION A:

- 8.1 **That planning permission and be GRANTED, subject to the following conditions:**
- 8.1.1 **SCB1 – Commencement within three years**
The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

- 8.1.2 **SCB0 – Development in accordance with plans**

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

8.1.3 SCM6 – Materials to be approved

Samples of all materials to be used on the external surfaces of the building, boundary walls and ground surfaces shall be submitted to and approved by the local planning authority, in writing, before work on the external surfaces, boundary walls and ground surfaces commences on site, in accordance

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

8.1.3 SCM9 – No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

8.2 RECOMMENDATION B:

8.2.1 That listed building consent be GRANTED, subject to the following conditions:

8.2.2 SCB1N – 3 years

The Development hereby permitted must be begun not later than the expiration of three years beginning with the date of this consent.

REASON: In order to comply with the provisions of Section 18(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

8.2.3 SCB0 – Development in accordance with plans

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

8.2.4 SCL8B – Demolition as part of Redevelopment Only

The demolition works hereby permitted shall not be carried out otherwise than as part of the completion of development for which planning permission ref 2008/1190 was granted on 05/11/2008 and such demolition and development shall be carried out without interruption and in complete accordance with the plans referred to in this consent and any subsequent approval of details.

REASON: As empowered by Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to maintain the character and the appearance of the De Beauvoir Conservation Area and the special architectural and historic interest of this listed building.

8.2.5 SCL6 – Original Features

All existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrade shall remain undisturbed in their existing position and shall be fully protected during the course of works on site, unless specifically authorised otherwise on the drawings hereby approved.

REASON: To ensure that those features which contribute to the special architectural and historic interest of the building are retained.

8. REASONS FOR APPROVAL

9.1 The following policies contained in the Hackney Unitary Development Plan (1995) and the London Plan 2008 are relevant to the approved development and were considered by this Council in reaching the decision to grant planning permission: EQ1 (Development Requirements); EQ12 (Protection of Conservation Areas); EQ13 (Demolition in a Conservation Areas); EQ14 (Alterations and Extensions of Buildings in Conservation Areas); EQ16 (Protection of Listed Buildings) and EQ17 (Alteration to Listed Buildings) and 4B.1 - 'Design Principles for a Compact City'.

9. INFORMATIVES

The following Informative should be added:

- SI.1 Building Control
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.7 Hours of Building Works

Signed.....

Date.....

Fiona Fletcher-Smith
CORPORATE DIRECTOR, NEIGHBOURHOODS & REGENERATION
DIRECTORATE

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
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Planning Sub – Committee 19.11.08

1.	Hackney UDP and the London Plan	Yousef Bahadur	263 Mare Street, E8 3HT
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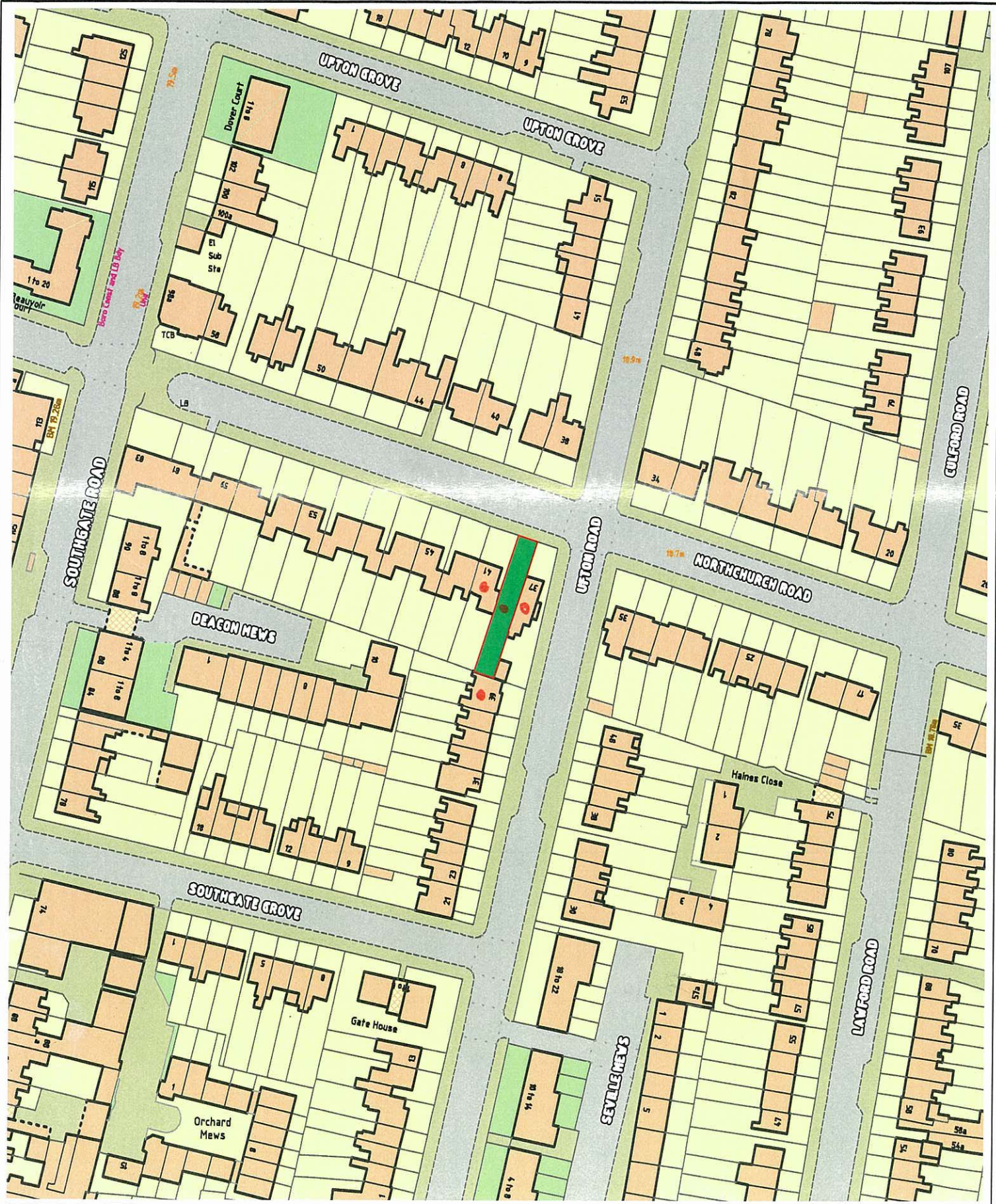
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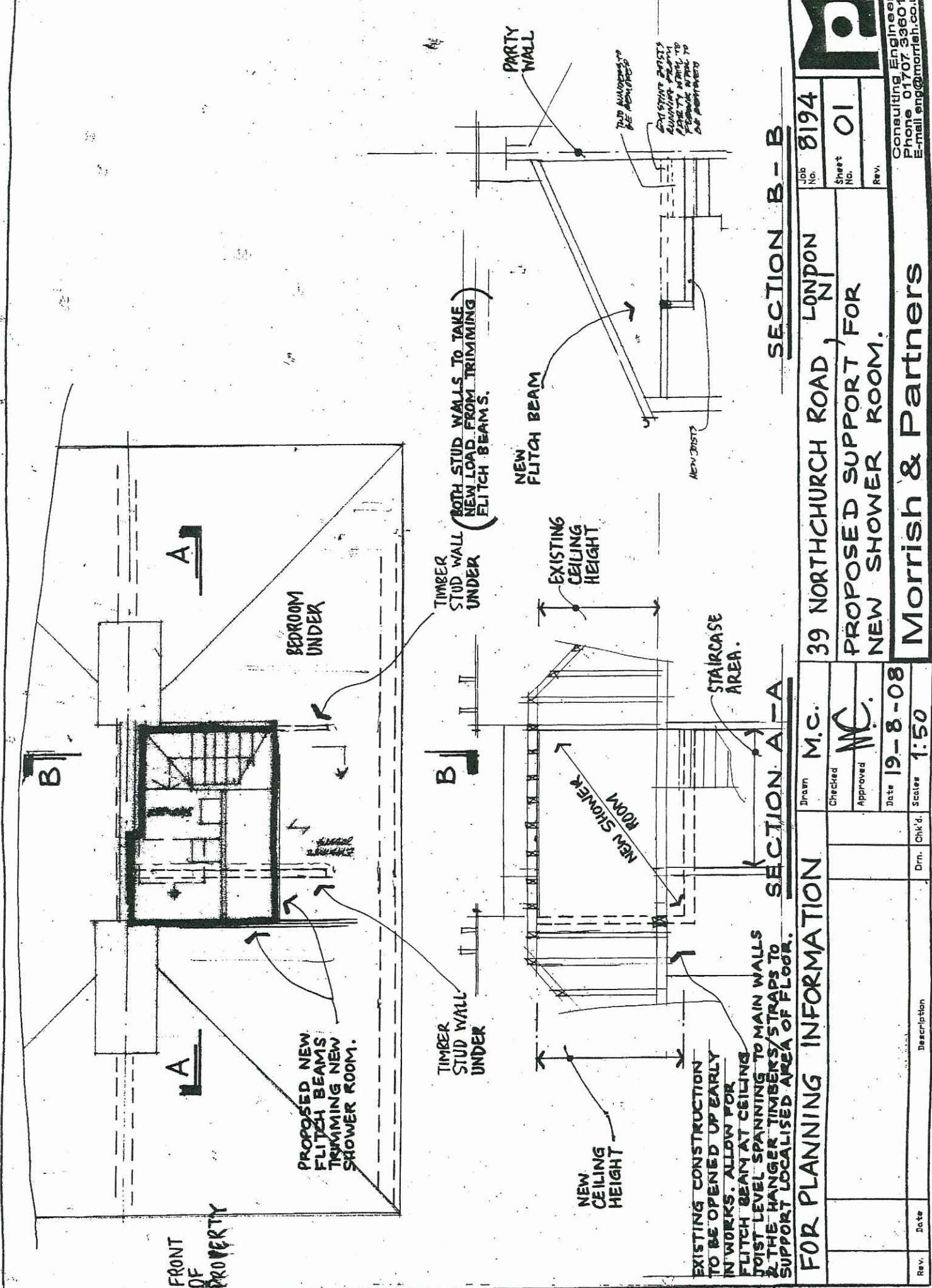
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Scale 1:1250

Prepared by: Technical Support Team

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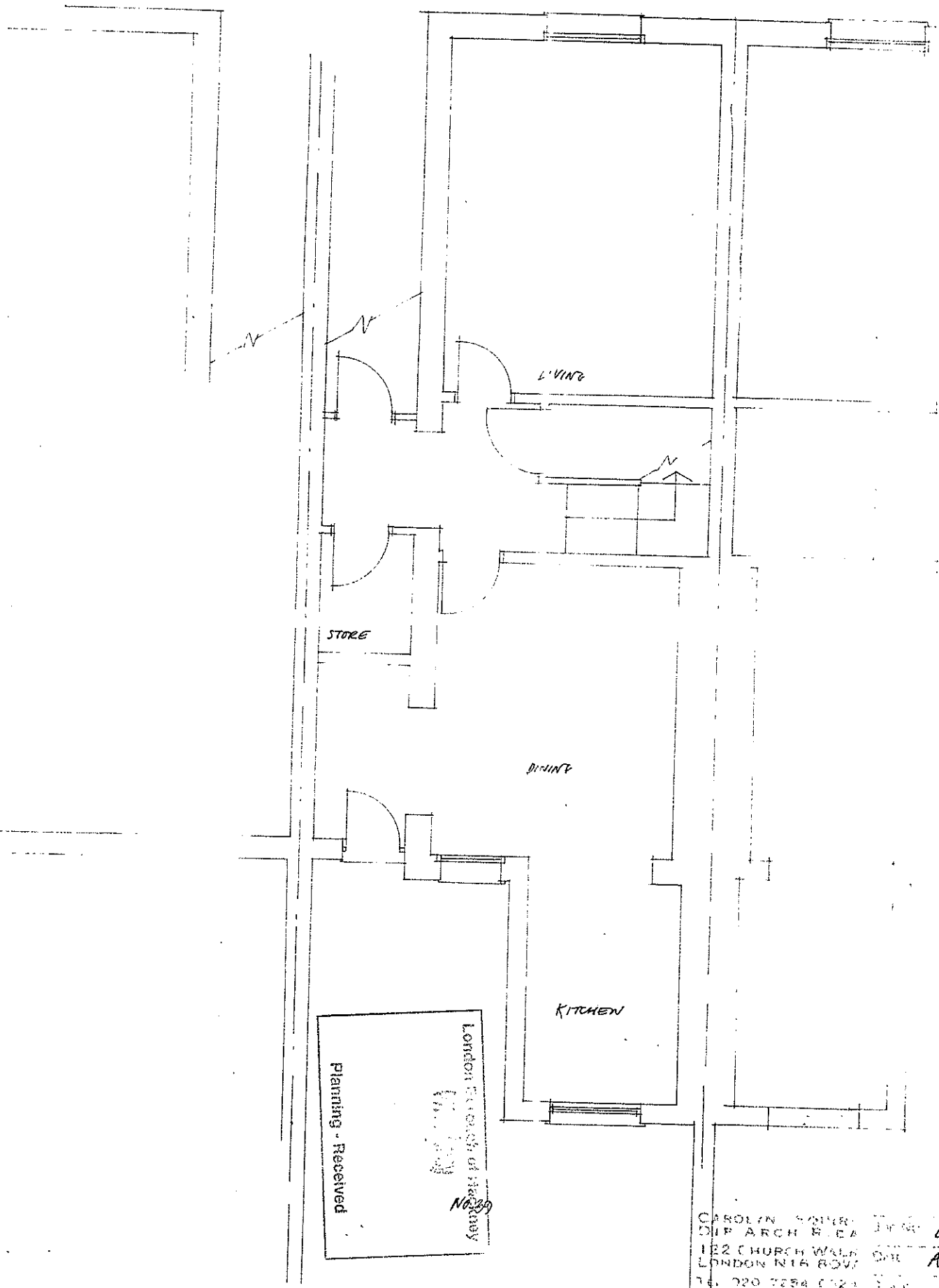


FOR PLANNING INFORMATION		SECTION B - B	
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Approved	M.C.		
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Scale	1:50		
Dirn.	Chk'd.		
Description			
Rev.	Date		



39 NORTHCHURCH ROAD, LONDON
 PROPOSED SUPPORT FOR
 NEW SHOWER ROOM.

Morrish & Partners
 Consulting Engineers
 Phone 01707 33601
 E-mail eng@morrish.co.uk



STORE

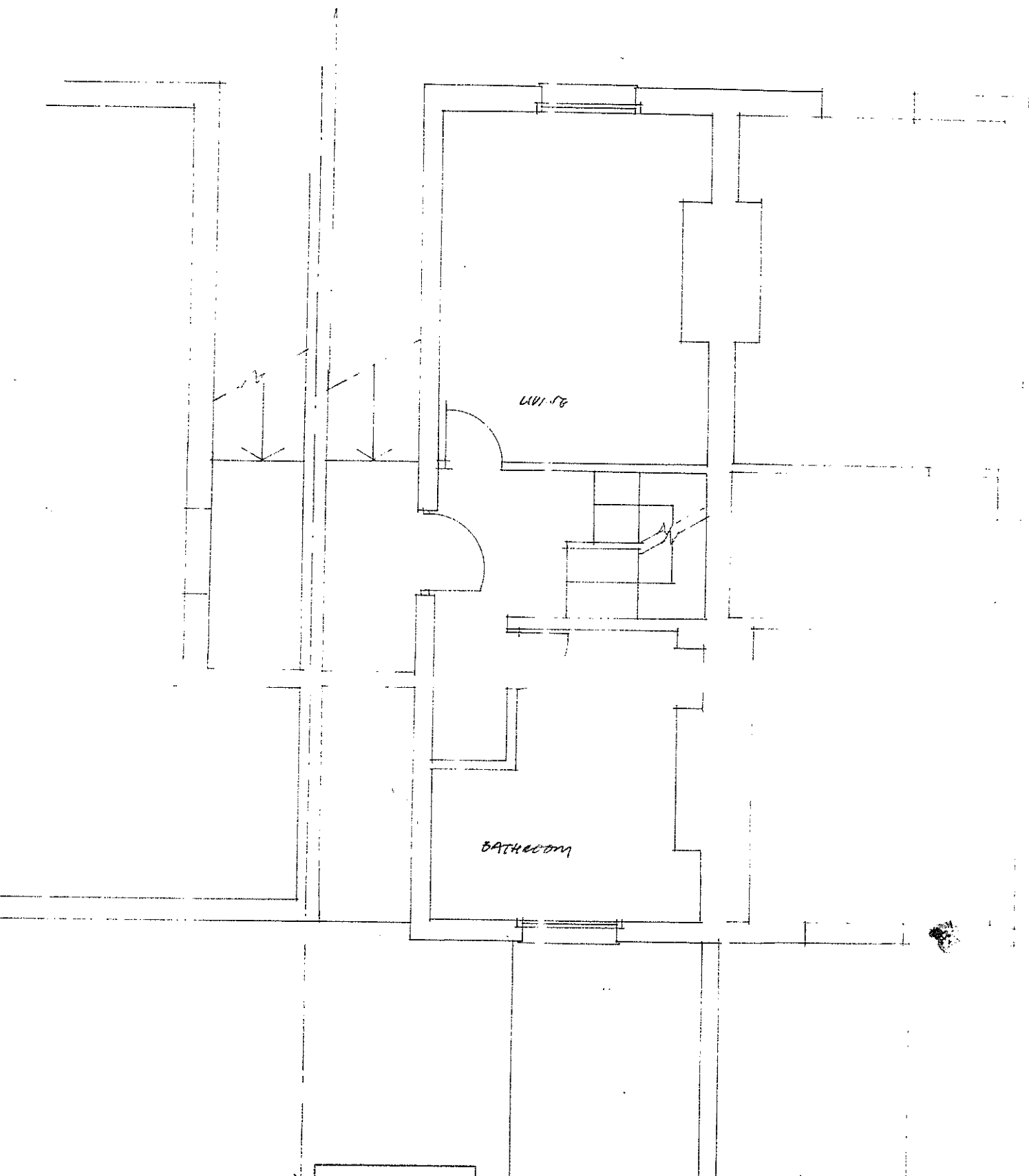
LIVING

DINING

KITCHEN

London Borough of Hackney
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 No. 39

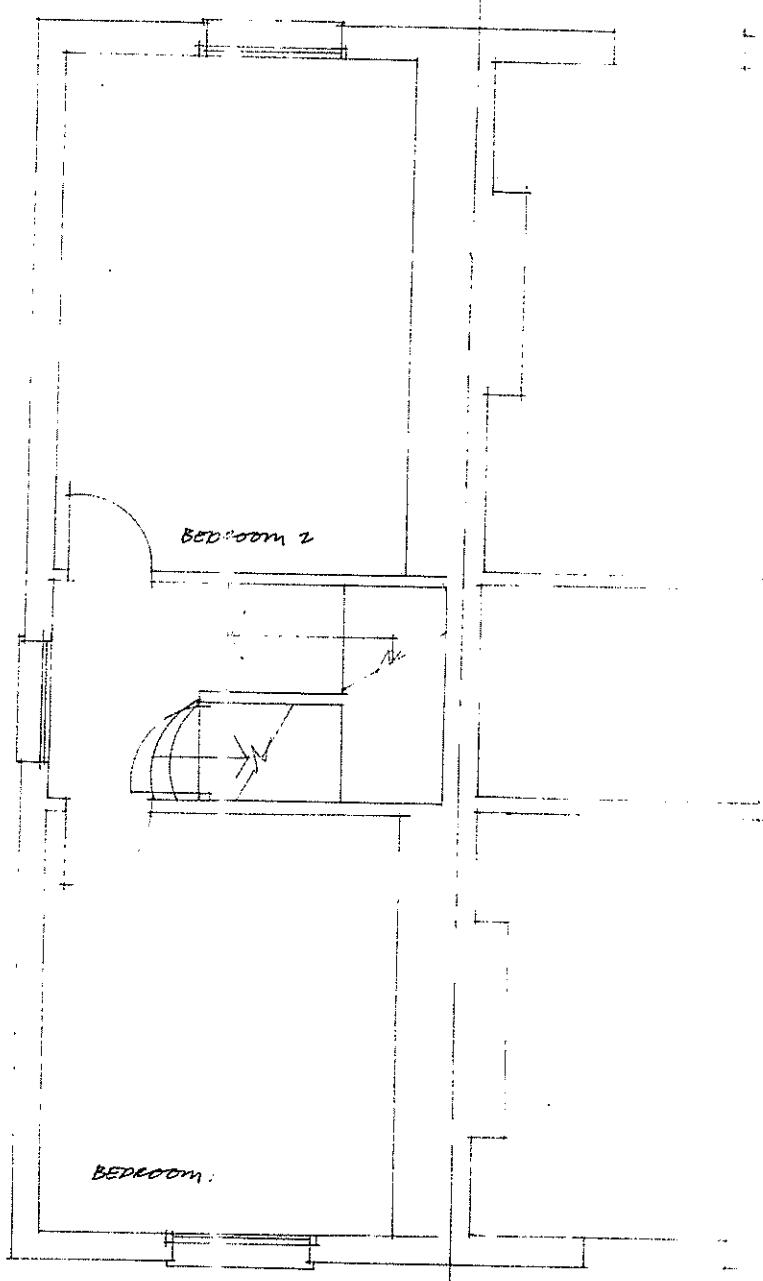
CAROLYN SUTHERLAND
 DIP ARCH R. I. C. A. 0840/1
 122 CHURCH WALK
 LONDON N16 8DU 081 APRIL 08
 TEL: 020 7294 0124 DAY 1:50
 FAX: 020 7503 878
 PROJECT: 39 NORTH CHURCH ROAD, N1
 DRAWING: EXISTING LOWER GROUND FLOOR PLAN



London Borough of
 Planning - Received
 N1 29

CAROLYN SQUIRE
 DIP ARCH RIBA
 122 CHURCH WALK
 LONDON N16 8WJ
 TEL 020 7264 0624
 FAX 020 7503 9764
 PROJECT: 39 NORTHCHURCH ROAD, N1
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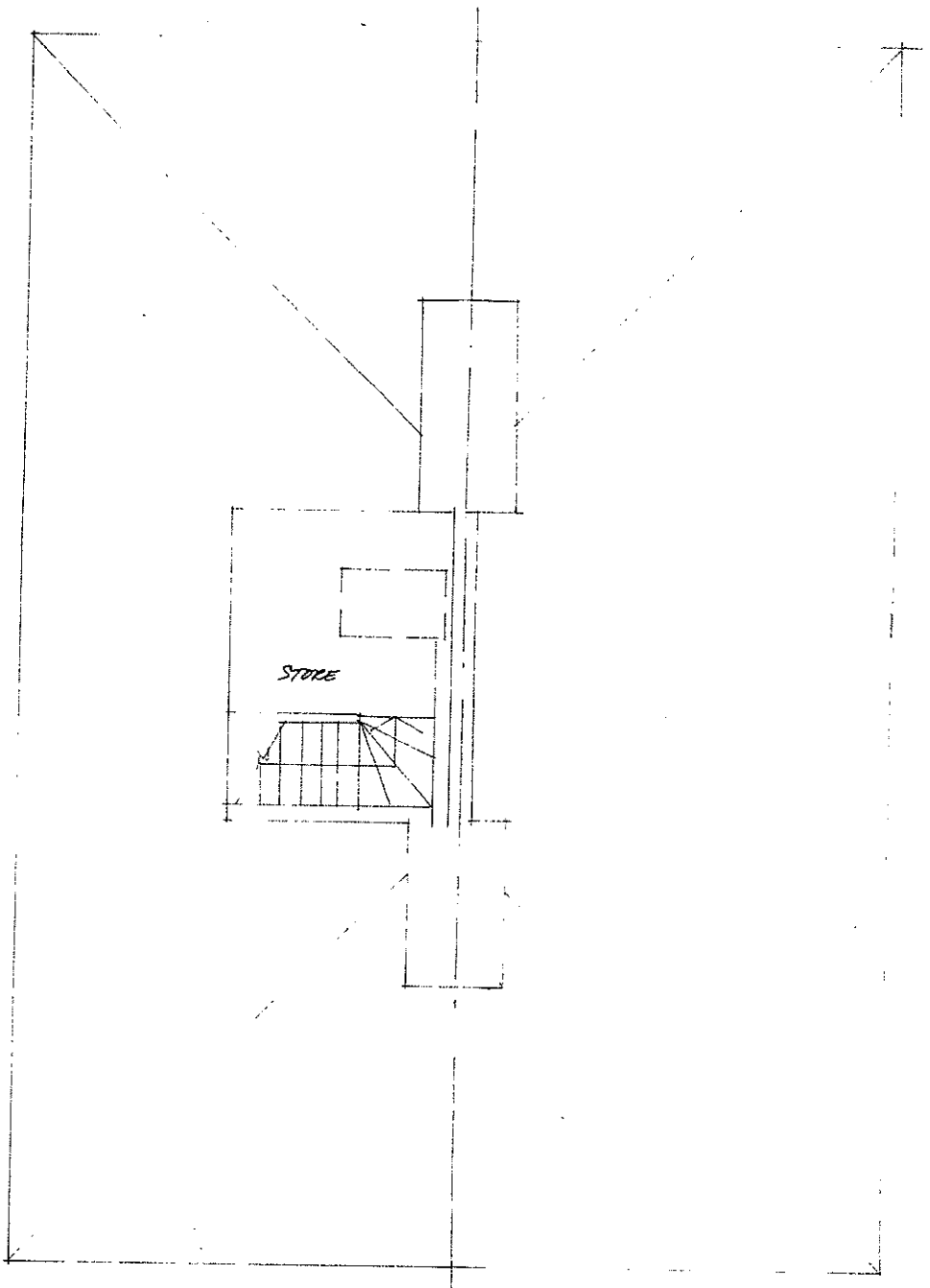


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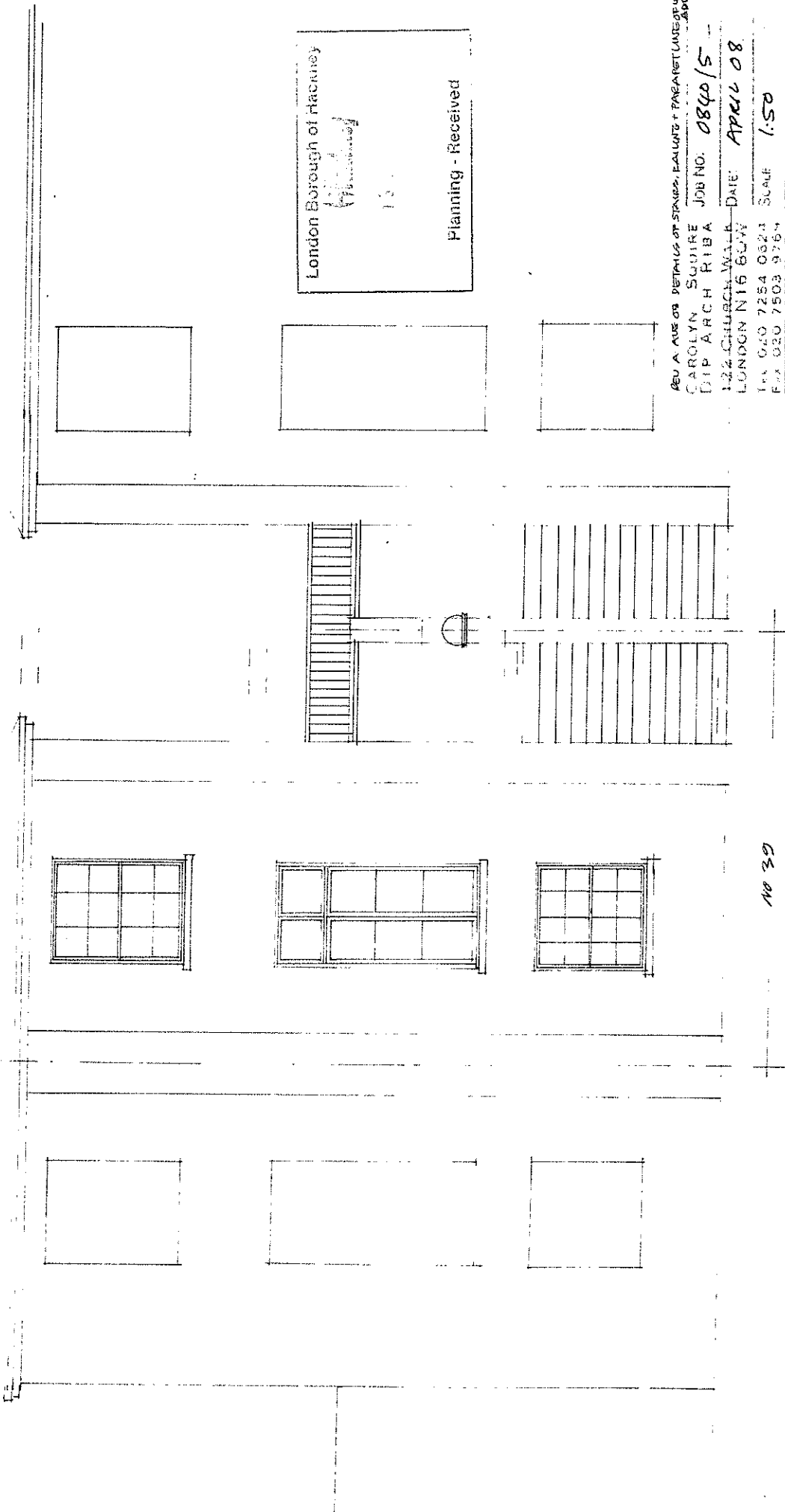
Planning - Received

CAROLYN SCURIE JOB NO 0840/3
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 122 CHURCH WAY APRIL 08
 LONDON N16 8JW
 TEL 020 7254 0024
 FAX 020 7501 9150
 PROJECT: 39 NORTHCHURCH ROAD, N1
 DRAWING: EXISTING FIRST FLOOR PLAN



London Borough of Havering
 Planning - Received

CAROLYN SQUIRE
 DIP ARCH RIBA
 122 CHURCH WALK
 LONDON N16 9DW
 TEL 020 7254 0324
 FAX 020 7503 9769
 PROJECT: 39 NORTHCHURCH ROAD, N1
 DRAWING: EXISTING FLOOR PLAN



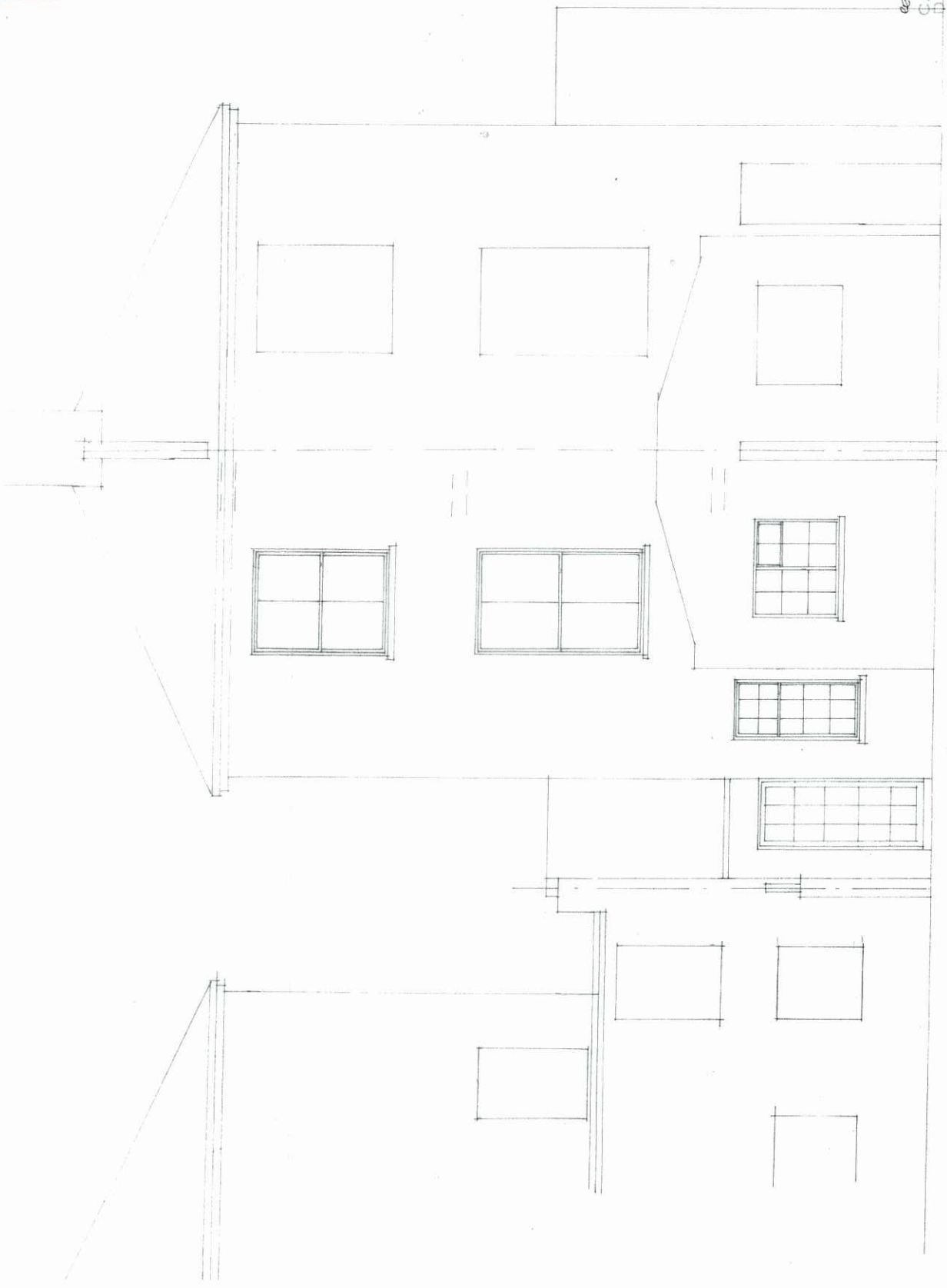
London Borough of Hackney
13
Planning - Received

REV A USE OR DETAILS OF STAIRS, BALCONY + PARAPET (LARGE) (ALL APPLICABLE)
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DIP ARCH RIBA DATE: APRIL 08
1-22 CHURCH WALK
LONDON N16 6QW
TEL 020 7254 0521 SCALE 1:50
FAX 020 7503 9764
PROJECT 39 NORTHCHURCH ROAD, N1
DRAWING EXISTING FRONT ELEVATION

No 39

London Borough of Hackney
Hackney
16 OCT 2008
Planning - Received

REVISIONS
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LONDON N16 8WJ
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PROJECT: 39 NORTHCHURCH ROAD, N1
DRAWING: EXISTING REAR ELEVATION



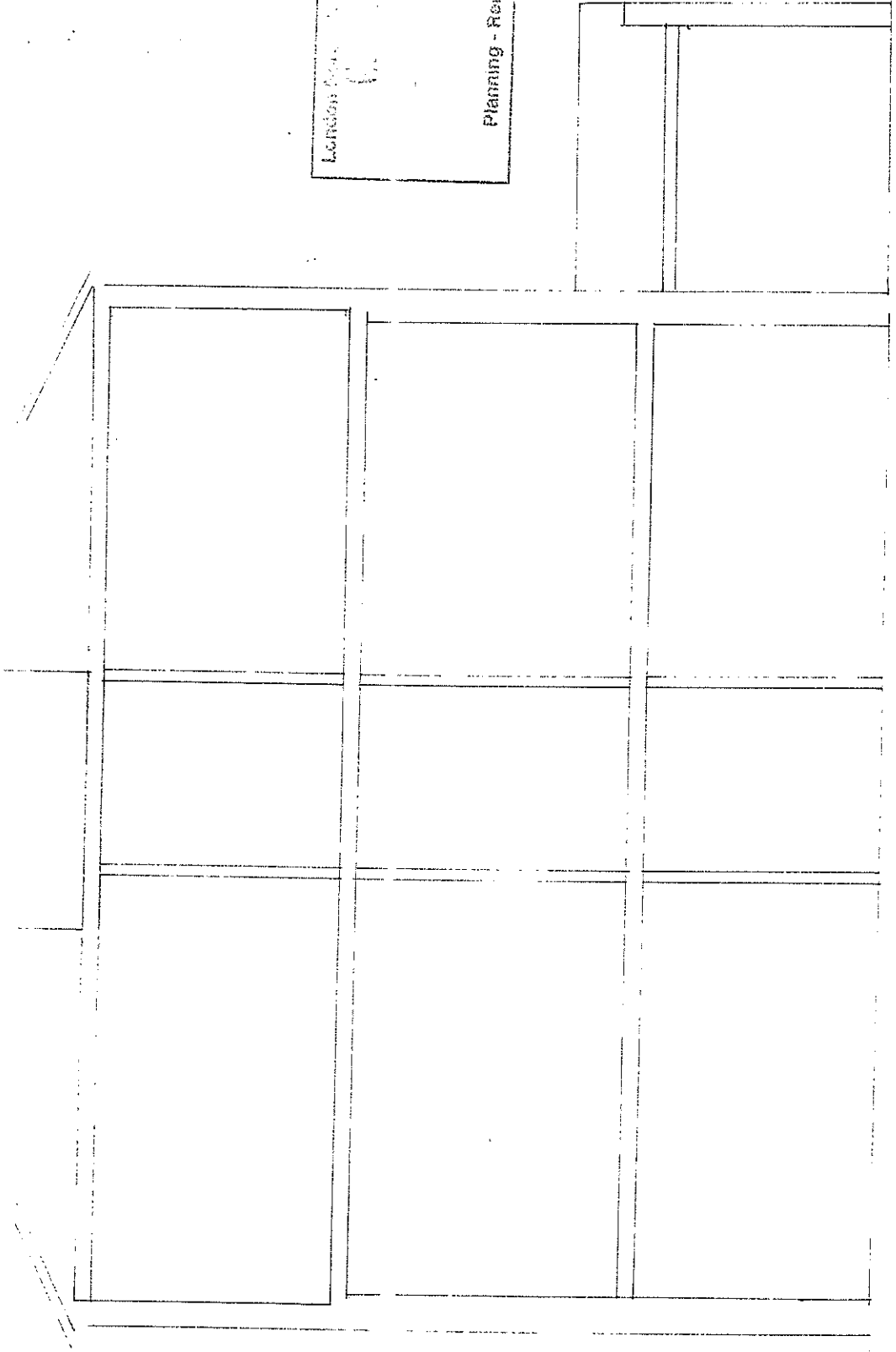
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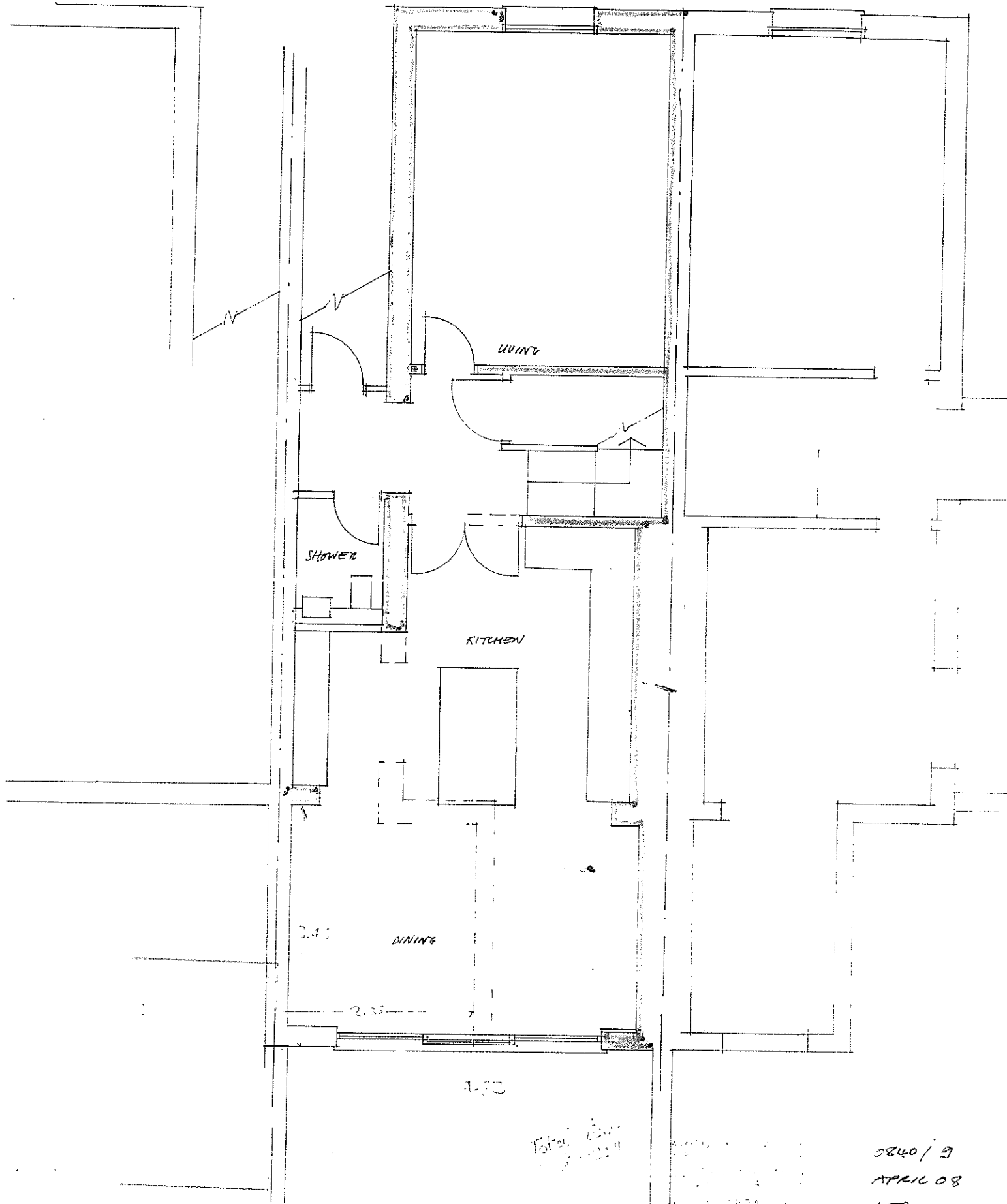
114 R.F.D. 5
12 - CHURCH
LONDON N16
1871 1254
1871 1503
0840/8
APRIL 09
N.S.D

ES NORTH CHURCH ROAD, NI

EXISTING SECTION

London Road - North Church
Planning - Reserved





LIVING

SHOWER

KITCHEN

DINING

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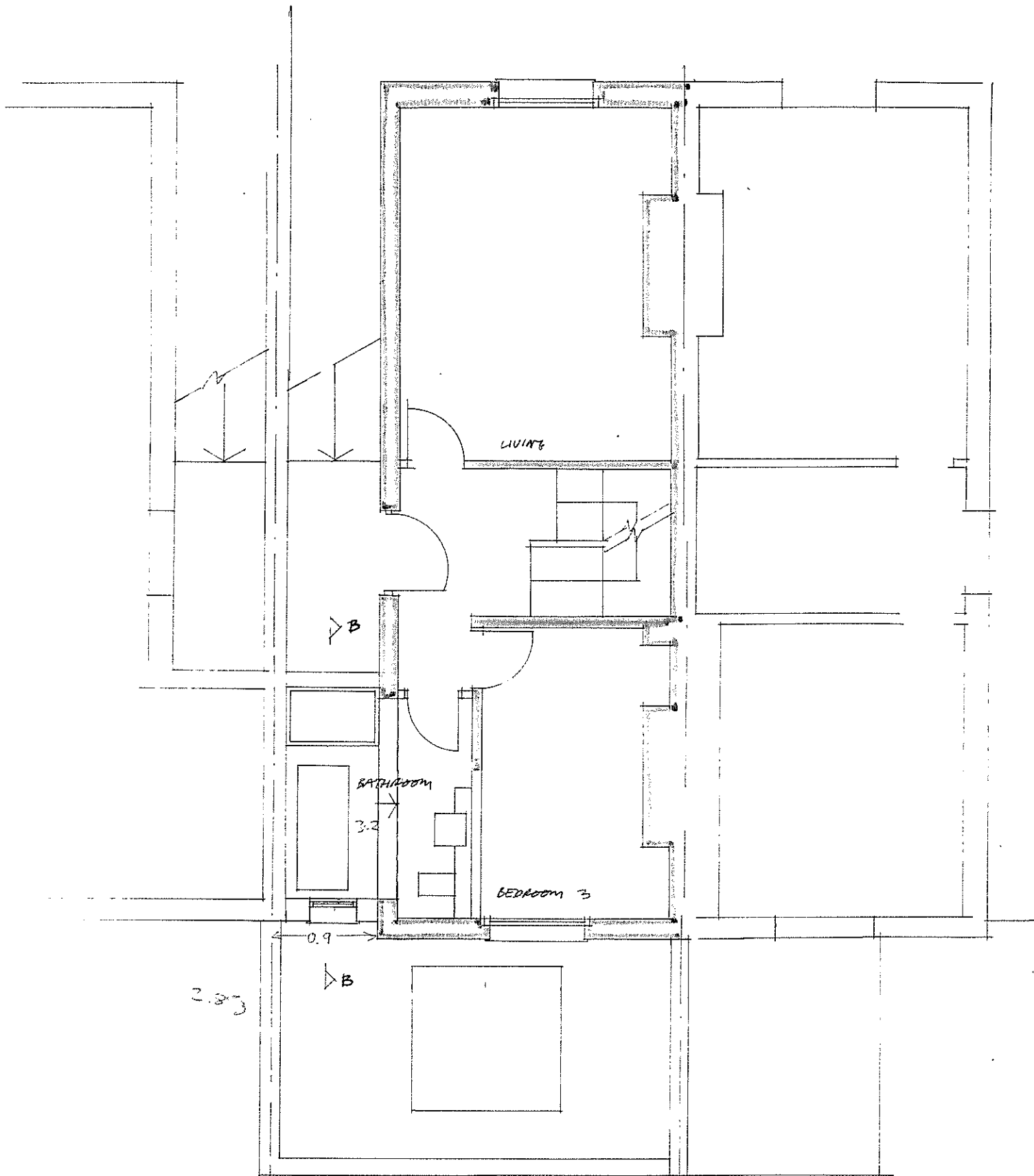
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APRIL 08
ASD

39 NORTHCHURCH ROAD, N1

PROPOSED LOWER GROUND
FLOOR PLAN



No 39

Planning - Received

London

DEV A 01/09 FIRST FLOOR EXTENSION DROPPED IN FIT

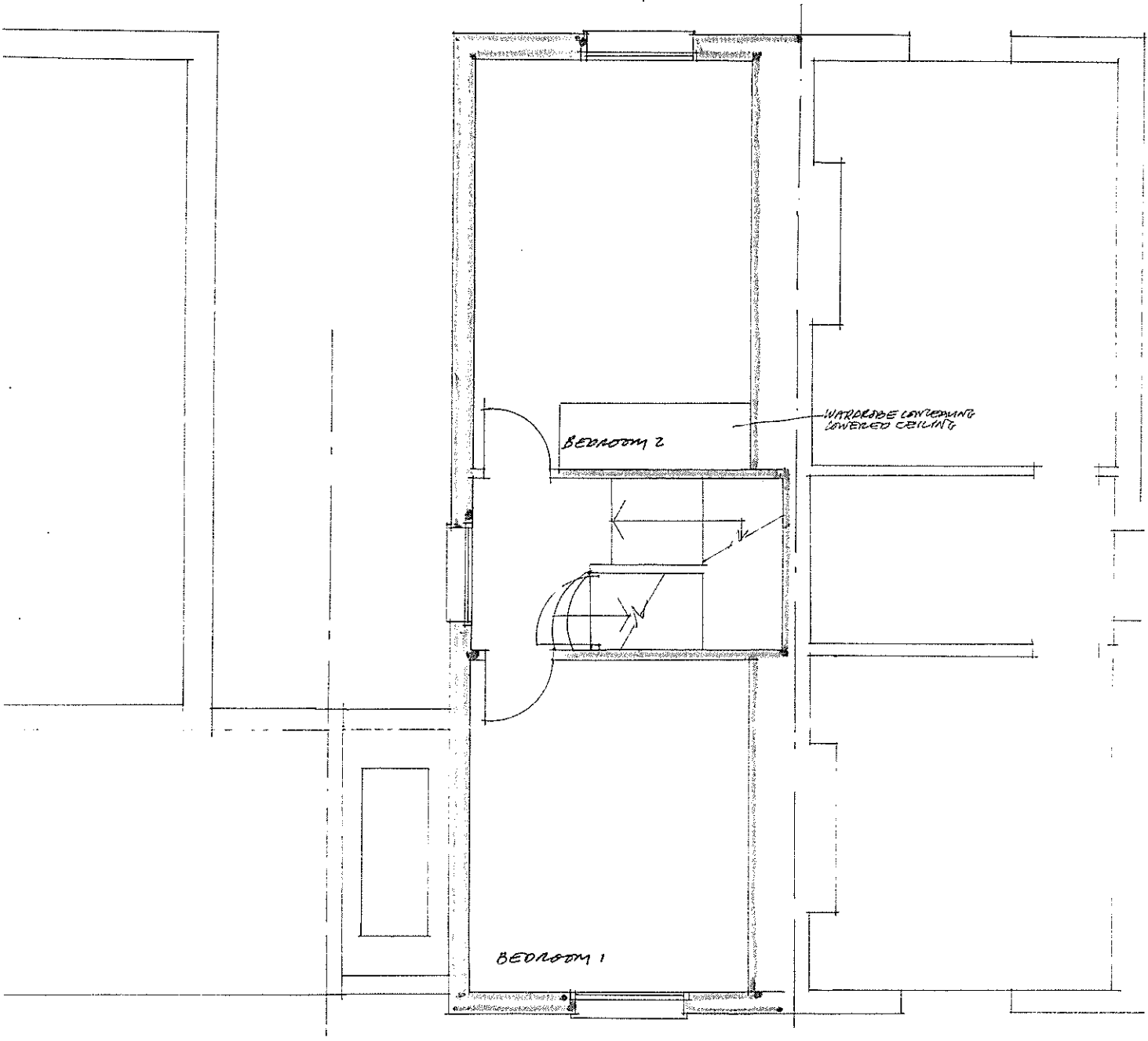
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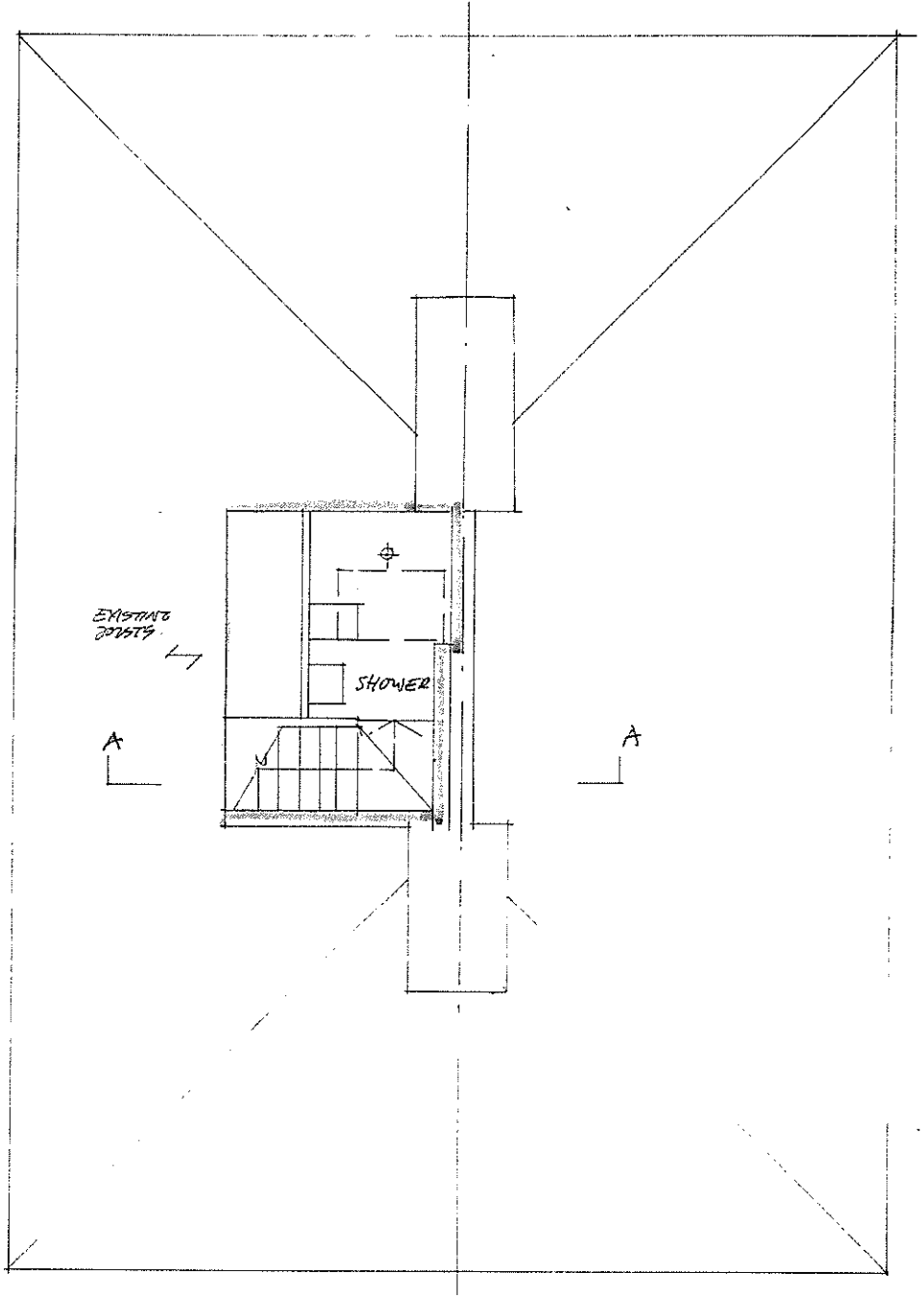
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39 NORTHCHURCH ROAD, NI

PROPOSED GROUND FLOOR PLAN

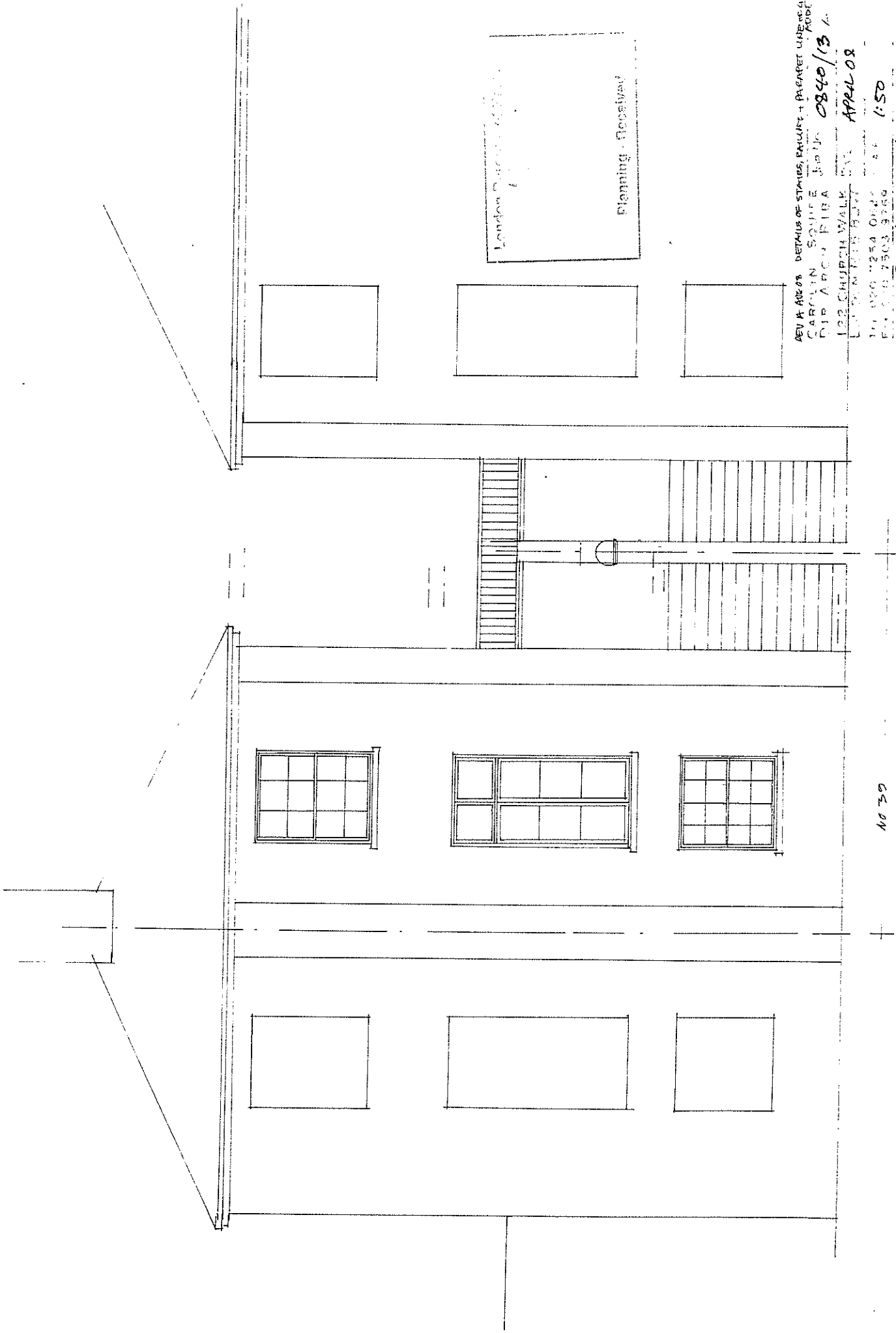


CAROLYN ... 0840/11
120 CHURCH ... APRIL 08
LONDON ... 1:50
39 NORTH CHURCH ROAD, N1
PROPOSED FIRST FLOOR
PLAN



Existing Reception
 1.00m x 1.00m

REV A - ALL OF SECTION LINES ADDED
 0840/12 A
 APRIL 08
 1:50
 30 NORTH CHURCH ROAD, N1
 PROPOSED ROOF PLAN

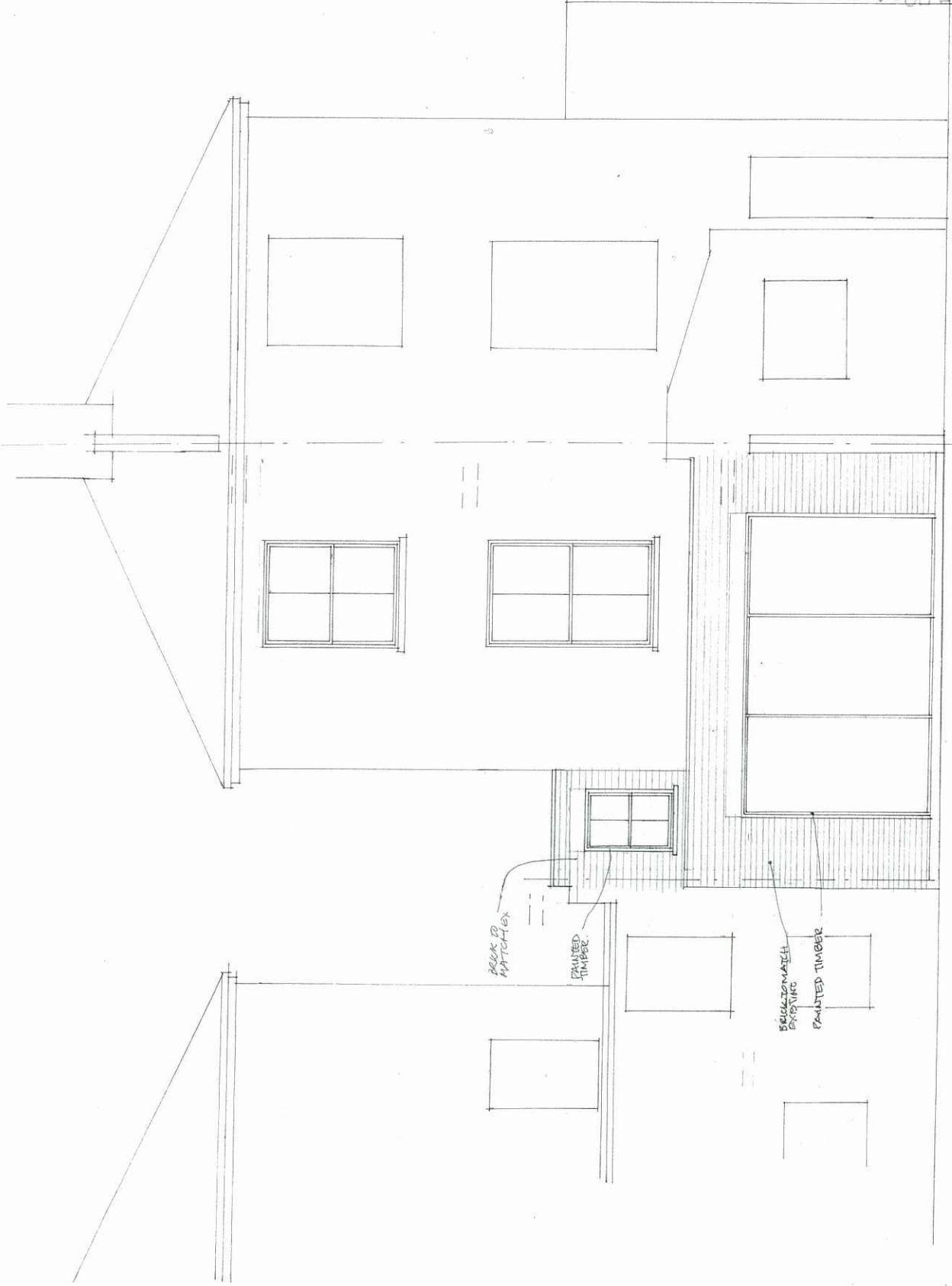


REV A 08/08 DETAIL OF STAIRS, RAILINGS + BALCONET LAYOUTS
 CAROLIN SCHUBERT
 122 CHURCH WALK, CA
 08/10/13
 APRIL 08

NO 39
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 PROJECT 39 NORTHCHURCH ROAD, N1
 PROPOSED FRONT ELEVATION

London Borough of Hackney
 Hackney
 16 OCT 2008
 Planning - Received

REV B OCT 08 WINDWARD TO CG OF NO 41
 REV A AUG 08 MATERIALS CHANGED + NOTED FIT OF ROOF TO
 CAROLYN SQUIRE Job No: 0880/14 AB
 DIP ARCH RIBA
 122 CHURCH WALK DATE: APRIL 08
 LONDON N16 8QW
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 FAX 020 7503 9769
 PROJECT: 39 NORTHCHURCH ROAD, N1
 DRAWING: PROPOSED REAR EXTENSION



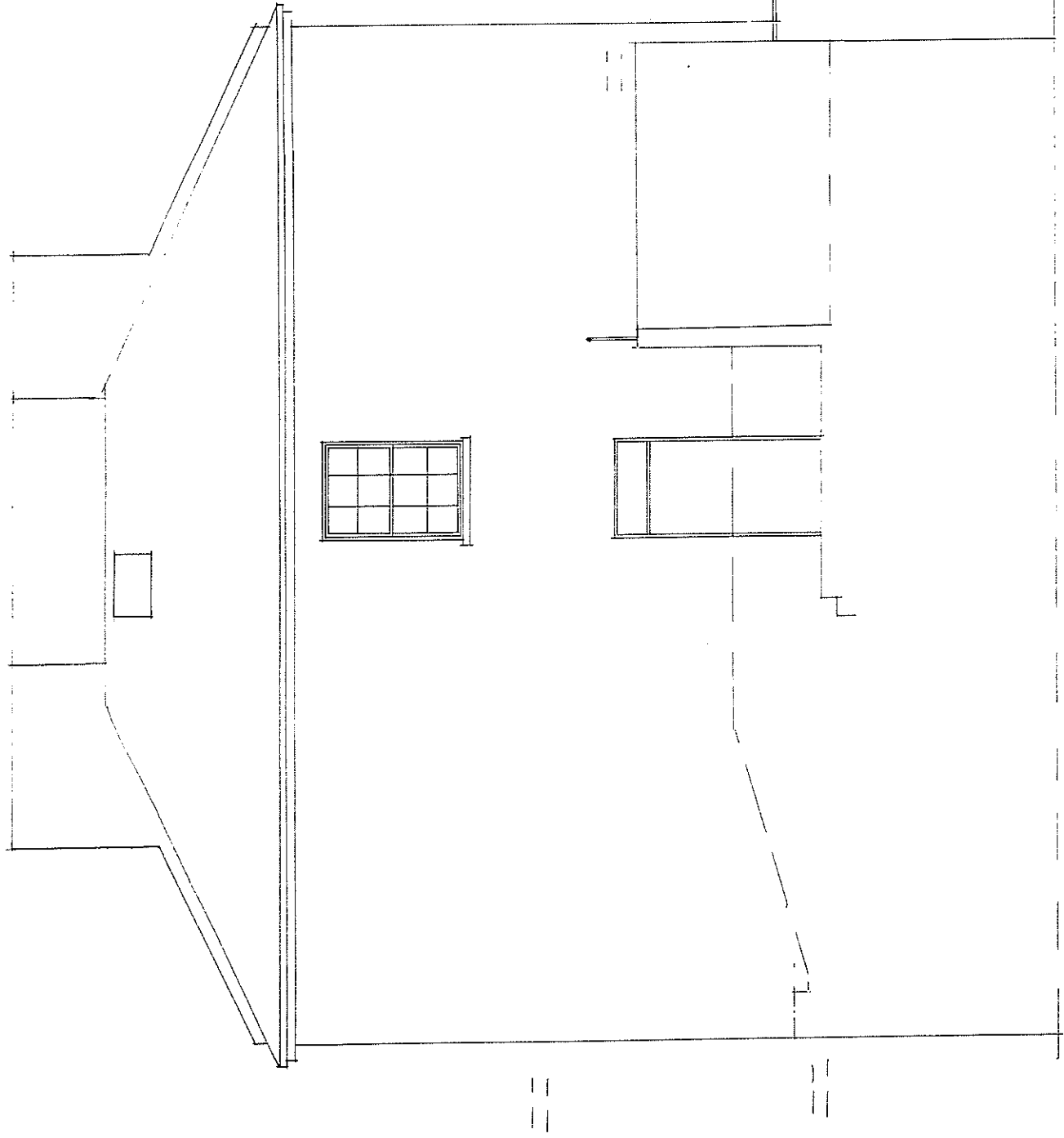
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39 NORTH CHURCH ROAD, NJ

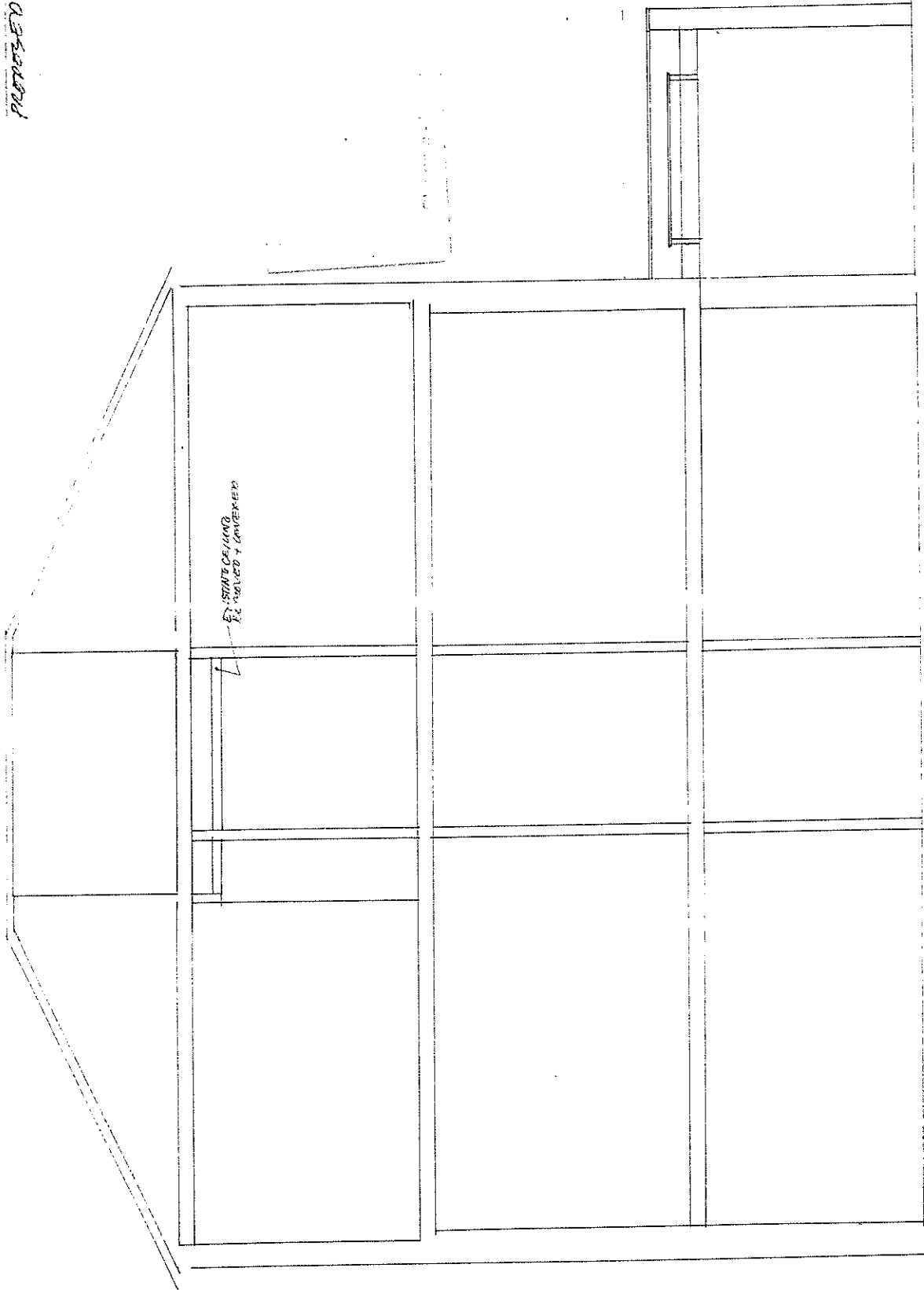
PROPOSED FLANK ELEVATION

MEVA AUG 09 HIT OF FIRST FLOOR EXTENSION TO CORNER
TO EX. HIT OF PARAPET WALL



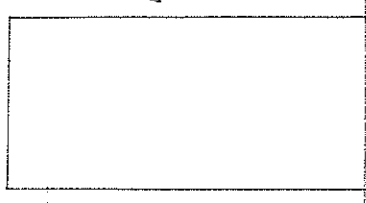
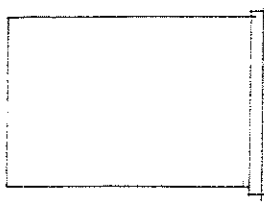
London County Council
Planning - Received

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APRIL 08
1:50
39 NORTH CHURCH ROAD
PROPOSED SECTION



London Borough of Hackney

Planning - Received



EXISTING
WALK AT
MAINTAINED

STEPS

EXISTING DOISTS.
PROPOSED DROPPED
DOISTS.

2100 2100

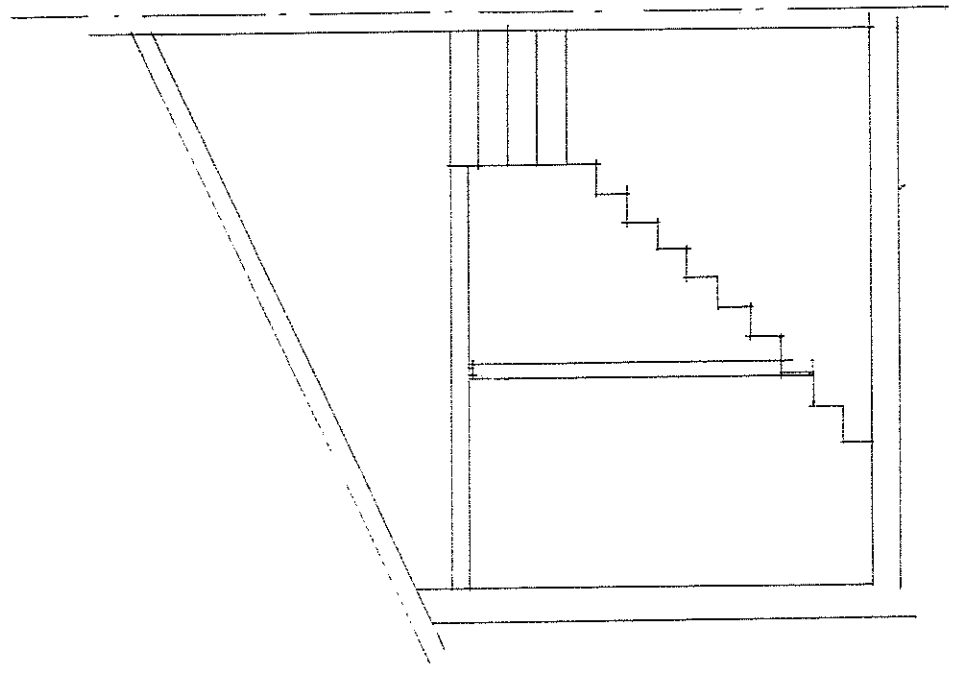
CAROLYN SQUIRE
DIP ARCH RIBA
122 CHURCH WALK
LONDON N16 8QW
TEL 020 7254 0624
FAX 020 7503 9769

JOB NO: 0840/16
DATE: AUG 08
SCALE: 1/50

PROJECT: 39 NORTHCHURCH ROAD, N1
DRAWING: PROPOSED SECTION B-B

CAROLYN SQUIRE
DIP ARCH RIBA
122 CHURCH WALK
LONDON N16 8QW
TEL 020 7254 0624
FAX 020 7503 9769
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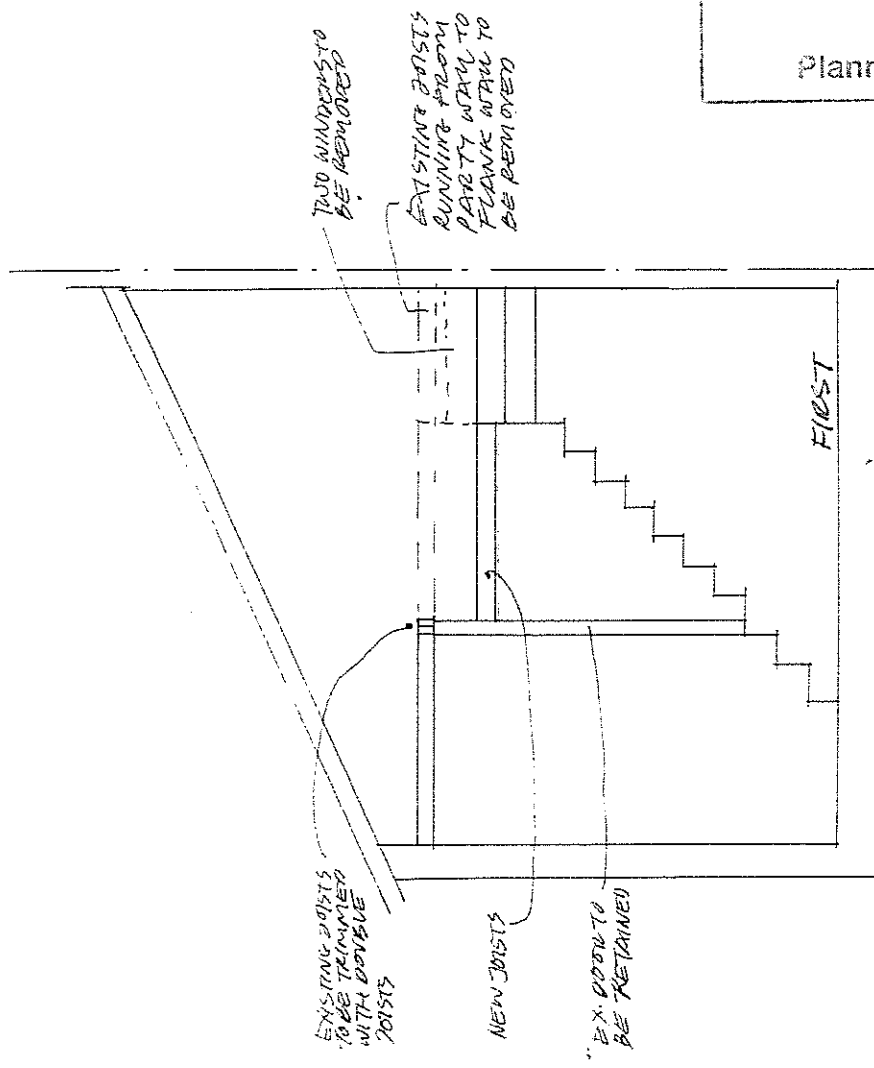
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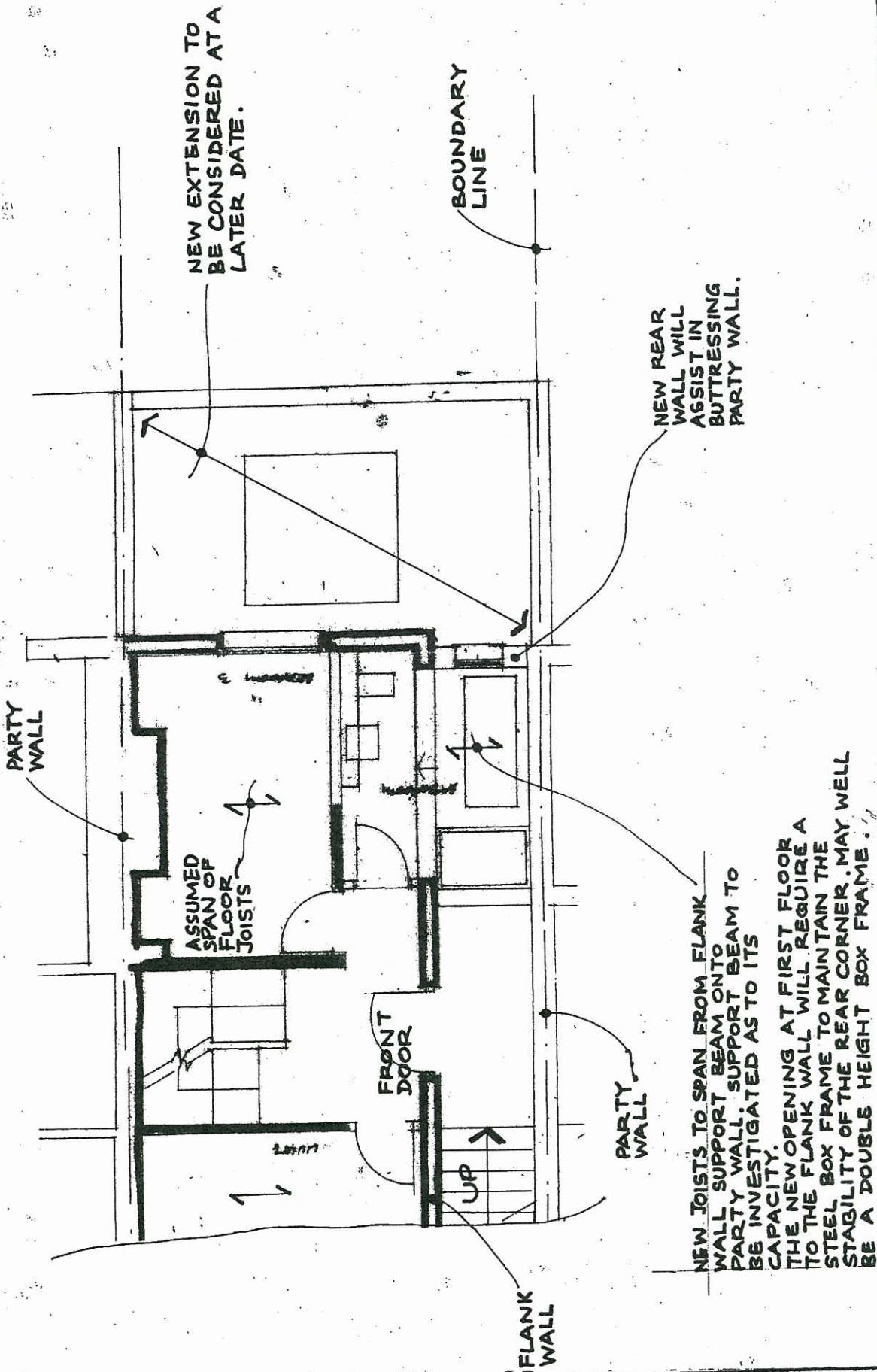
EXISTING SECTION A-A

CAROLYN SQUIRE
 DIP ARCH RIBA
 122 CHURCH WALK
 LONDON N16 8QW
 TEL 020 7254 0624
 FAX 020 7503 9769
 PROJECT: 39 NORTH CHURCH ROAD, N1
 JOB NO: 0840/18
 DATE: AUG 08
 SCALE: 1:50
 DRAWING: PROPOSED SECTION A-A

London Borough of Camden
 Planning - Received



PROPOSED SECTION A-A



Rev.	Date	Description	Drm.	Chk'd.	Scale	Date	Approved	Checked	Drawn	FOR PLANNING INFORMATION	
					1:50	19-8-08	M.C.	M.C.	M.C.	M.C.	39 NORTHCHURCH ROAD, LONDON, NI
											Job No. 8194
											Sheet No. 02
											Rev.
											Proposed Support for New Bathroom
											Morrish & Partners
											Consulting Engineer Phone 01707 336011 E-mail eng@morrish.co.uk

