

Kingswood, Antrim Road 2023/1564/P



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Site Photos



1. Photo of front elevation



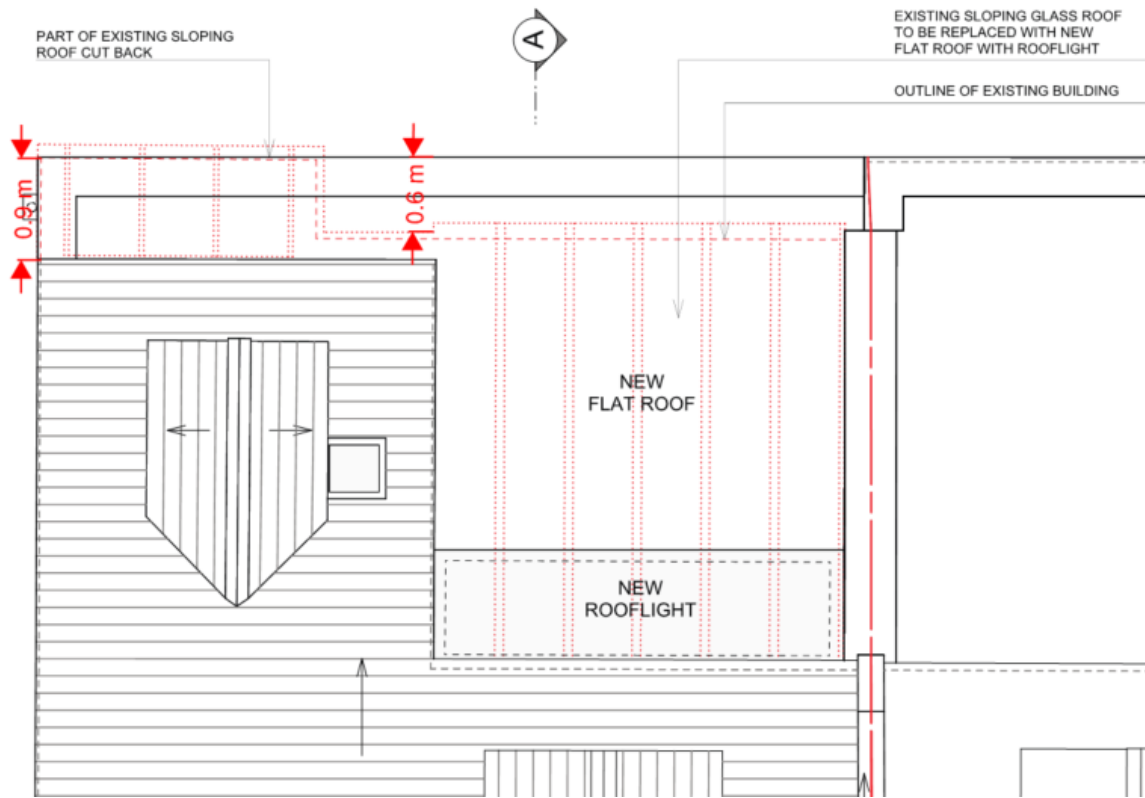
2. Photo of rear elevation



3. Photo of existing rear elevation and neighbouring rear extension



4. Proposed rear elevation



5. Proposed roof plan



6. Proposed side elevation

Delegated Report		Analysis sheet		Expiry Date:		12/06/2023	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		28/05/2023	
Officer				Application Number			
Edward Hodgson				2023/1564/P			
Application Address				Drawing Numbers			
Kingswood Antrim Road London NW3 4XN				<i>See draft decision notice</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Erection of single storey ground floor rear extension, installation of new rooflight and alterations to fenestration							
Recommendation:		Grant conditional planning permission					
Application Type:		Householder Application					

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>Site notices were displayed near to the site on the 02/05/2023 (consultation end date 26/05/2023).</p> <p>The development was also advertised in the local press on the 04/05/2023 (consultation end date 28/05/2023).</p>			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	None			
Belsize CAAC:	<p>A letter of objection was received on behalf of the BCAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> The new doors and casement window on the rear ground floor should be timber rather than metal <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> <i>Design and Heritage are material planning considerations and are addressed in section 2 of the report.</i> 			

Site Description

The application site is a semi-detached two-storey Arts and Crafts-style property used as a single dwellinghouse. It is constructed of brick with front, rear and side dormers, and has an original part-width rear projection with a pitched slate roof and dormer and a more recent rear infill extension with a shallow pitched glazed roof.

The application site is not listed but is regarded as making a positive contribution to the Belsize conservation area.

Relevant History

Application Site:

The application site has no relevant planning history.

Neighbouring properties:

Epworth Antrim Road:

2014/7187/P - Replacement and enlargement of existing ground floor rear extension and installation of glass sliding doors; installation of new timber door at front and alterations to windows at side of dwelling. **Granted - 08/01/2015**

Kingscliffe Antrim Road:

2017/4241/P - Erection of single storey rear and side infill extension, enlargement of existing rear dormer window and alterations to first floor rear windows. **Granted - 12/09/2017**

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:

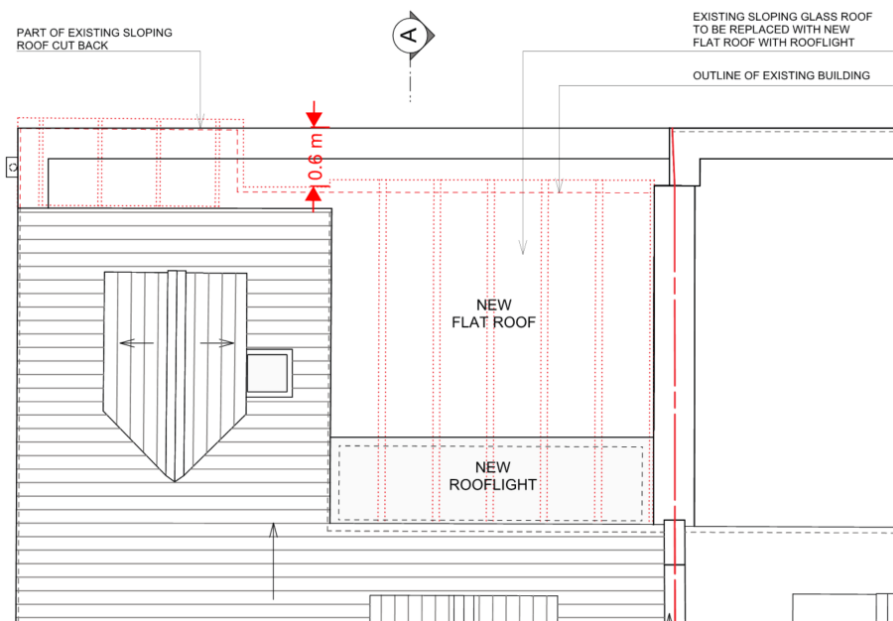
- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Conservation Statements:

- Belsize Conservation Area Appraisal and management strategy 2002

1. Proposal

- 1.1. Planning permission is sought for the erection of a full width single storey rear extension. The extension would replace the existing extension and would have the same depth when measured from the original rear projection (approx. 0.9m) and would have a depth of approx. 0.6m from the line of the existing rear infill extension as the existing rear elevation is stepped. The proposed rear elevation would thus have a single building line.



- 1.2. It is also proposed to replace the existing pitched glazed roof on the extension with a flat roof and roof light. New metal framed windows and doors are proposed on the rear elevation. On the rest of the property, the existing uPVC windows would be replaced with timber double glazed windows and two existing window openings on the ground floor side elevation would be infilled with bricks.

2. Design and Conservation

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation areas that fails to preserve or enhance the character and appearance of that conservation area.
- 2.2. CPG Home Improvements states that rear extensions should be subordinate to the host building, be built from sympathetic materials, respect the original design of the building and architectural features, be carefully scaled in terms of height, width and depth, and allow for the retention of a reasonably sized garden. The guidance also states that with regards to replacement windows, the Council encourages the restoration of original features and the use of timber frames. With regards to rooflights, the guidance states that these should be conservation style with 0.15m protrusion, be significantly subordinate to the roof form, be well positioned and be located so as not to cause excessive light spillage.
- 2.3. The Belsize Conservation Area Statement advises that all development should respect existing features such as building lines, roof lines, elevational design, and, where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings. Rear extensions should be as unobtrusive as possible, be no more than one storey in height, and be in harmony with the original form and character of the house and historic pattern of extensions. It also states

that the use of natural materials will be required, and the use of uPVC is not accepted. Velux-type windows or rooflights should be sensitively designed, and normally located at the rear.

- 2.4. The proposed rear extension would result in only a minimal increase in the scale and massing on the rear elevation when compared to the existing situation. As a result, it would maintain subordination to the host property. The depth and height would be similar to the rear extension at neighbouring property Epworth (please see planning history section). The extension would therefore be in keeping with the pattern of rear development along the street. The extension would be constructed using brick, with metal framed windows and doors on the rear elevation. This would result in a contemporary yet sympathetic appearance that is considered appropriate for a modern rear addition to the property. The metal framed windows and doors are thus considered acceptable in this location and in keeping with the development to the rear of neighbouring properties. The proposed rooflight on the flat roof of the extension would be subordinate to the roof form and would be flush to the roof.
- 2.5. The replacement of the existing uPVC windows on the front, side and rear elevations with double glazed timber framed windows are considered acceptable and would enhance the appearance of the positive contributor within the conservation area through the reinstatement of traditional materials. The infilling of the two window openings on the ground floor side elevation would not significantly alter the appearance of the host property. These openings would have no visibility from the public realm and only very limited visibility in private views within the conservation area and as such are considered acceptable.
- 2.6. It is considered that the proposed outbuilding would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area. The proposals have been reviewed by the Council's Conservation Officer who confirms they are acceptable. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. As such, the proposals are in accordance with policies D1 and D2 of the Camden Local Plan.

3. Amenity

- 3.1. Policy A1 of the Camden Local Plan 2017 seeks to preserve the amenity of neighbouring occupiers by preventing development that would adversely impact on privacy, light, noise and outlook.
- 3.2. The rear extension would match the depth and height of the existing extension at the neighbouring property Epworth. It would result in a minimal increase in mass and as a result, would not cause any undue amenity impacts with regards to loss of light, privacy or outlook. The proposed rooflight would not be large enough to cause excessive light spillage at neighbouring properties.
- 3.3. It is considered that the proposal would not significantly impact the amenity of neighbouring occupiers regarding light, privacy and outlook and is therefore in accordance with policy A1 of the Camden Local Plan 2017.

4. Recommendation

- 4.1. 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 26th June 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'.

Application ref: 2023/1564/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 19 June 2023

Development Management
Regeneration and Planning
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W10 5AD
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**Kingswood
Antrim Road
London
NW3 4XN**

DECISION

Proposal: Erection of single storey ground floor rear extension, installation of new rooflight and alterations to fenestration

Drawing Nos: Site Location Plan, Design and Access Statement, 313_105, 313_104, 313_103, 313_102, 313_101, 313_107, 313_106, 313_110, 313_109, 313_108, 313_112, 313_111, 313_114, 313_113, 313_118, 313_117, 313_115, 313_115

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:

Site Location Plan, Design and Access Statement, 313_105, 313_104, 313_103, 313_102, 313_101, 313_107, 313_106, 313_110, 313_109, 313_108, 313_112, 313_111, 313_114, 313_113, 313_118, 313_117, 313_115, 313_115

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 policies D1 and D2 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new *submission form* (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

DRAFT

DECISION