

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/08/2021	
		N/A / attached		<b>Consultation Expiry Date:</b>		22/08/2021	
<b>Officer</b>				<b>Application Number(s)</b>			
Daren Zuk				2021/3008/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 3 24 Priory Road London NW6 4SG				Please refer to 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>							
Erection of rear extension at first floor level on existing roof terrace.							
<b>Recommendation(s):</b>		Refuse planning permission.					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. of responses		00	No. of objections		00
<b>Summary of consultation responses:</b>		A site notice was displayed from 23/07/2021 which expired 16/08/2021. A press notice was published 29/07/2021 which expired 22/08/2021.  <i>No responses were received following statutory consultation.</i>					

## Site Description

The host property is a four-storey semi-detached Victorian building located on the east side of Priory Road, between the junctions of Belsize Road to the south and Abbot's Place to the north. The building has been subdivided into four self-contained flats, of which Flat 3 pertains to this application. The semi-detached Victorian villas which line the east and west sides of Priory Road are uniform in size, design, and materiality. The strong collective architectural style contributes positively to the robust character and appearance of the streetscape and thus of the wider Priory Road Conservation Area.

The site is located within the Priory Road Conservation Area, and although not listed, is considered to positively contribute to the character and appearance of the conservation area.

## Relevant History

### 24 Priory Road:

**31367** – Change of use including works of conversion to provide 4 self-contained flats. **Granted 13/01/1981**

**PWX0302220** – Erection of single storey rear conservatory to existing basement flat. **Granted 11/06/2003**

**2004/0029/P** – (Flat 1) Retention of an existing single-storey rear conservatory to ground floor flat, as a variation to the approved conservatory extension granted planning permission on 11/06/03 (ref PWX0302220). **Refused & warning of enforcement 27/05/2004**

**2020/5235/P** – (Flats 1 and 2) Conversion of 1x2bed and 1x3bed flats into a 1 x 4bed flat including erection of single storey lower ground floor rear extension, following demolition of existing, with associated balcony at ground floor and external steps. Rear/side fenestration alterations at lower ground and ground floor level. **Granted 26/03/2021**

**2021/2120/P** – (Flats 1 and 2) Variation of condition 3 (Approved plans) of planning permission 2020/5235/P dated 26/03/2021 for 'Conversion, rear extension, balcony and steps'; namely amendment to rear/side fenestration, replacement of front fenestration with double glazing. **Granted 03/08/2021**

**2021/3277/P** – (Flats 1 and Flat 2) Installation of an air conditioning unit and related acoustic enclosure at lower ground floor level, on the rear facade of Flat 1. **Withdrawn 22/12/2021**

### 22 Priory Road:

**8600843** – Change of use of the first, second and attic floors to three self-contained flats including works of conversion; the provision of new dormers to the side and rear; and the erection of a conservatory as shown on drawing nos. 8604 8604/13 14. revised on 20th June and 4th July 1986. **Granted 15/07/1986.**

## Relevant policies

**National Planning Policy Framework 2023**

**The London Plan 2021**

**Camden Local Plan 2017**

A1 Managing the impact of development

D1 Design

## **Camden Planning Guidance**

CPG Amenity (2021)

CPG Design (2021)

CPG Home Improvements (2021)

## **Priory Road Conservation Area Statement (2000)**

### **Assessment**

#### **1. Proposal**

- 1.1 The proposed development includes the erection of a single-storey rear extension at second floor level, on the existing rear roof terrace.

#### **2. Assessment**

- 2.1 The main planning considerations material to the determination of this application are:
- Design and Heritage
  - Amenity

#### **3. Design and Heritage**

- 3.1 Local Plan Policy D1 (Design) states that the Council will aim to achieve the highest standard of design in all developments and requires development to be of the highest architectural and urban design quality, which improves the function, appearance, and character of the area. The supporting text to this policy states that development should consider the form and scale of neighbouring buildings, the character and proportions of the existing building, the scale of surrounding development, and the impact on existing rhythms, symmetries and uniformities in the townscape.
- 3.2 Local Plan Policy D2 (Heritage) states that the Council will seek to preserve and, where possible, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. The supporting text to this policy also states that the character of conservation areas derives from factors including scale and pattern of development.
- 3.3 Policy P18 in the Priory Road Conservation Area Statement states that extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design, or inappropriate materials. Some rear extensions, although not widely visible, can adversely affect the architectural integrity of the building to which they are attached – so much so that the character of the wider Conservation Area is prejudiced. Rear extensions should be unobtrusive as possible and should not adversely affect the character of the building or Conservation Area.
- 3.4 Policy P21 of the Priory Road Conservation Area Statement outlines those conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground-floor level only. The design, scale, and materials should be sensitive to the special qualities of the property and not undermine the features of the original design.
- 3.5 The host property, which is noted as making a positive contribution to the Priory Road Conservation Area, benefits from a two-storey full-width rear extension at lower ground and upper ground floor levels as well as a lower ground floor conservatory, as does the adjoining property at no.22. The first and second floor levels, along with the roof, remain unaltered. The proposal would introduce a single-storey rear extension at first floor level, to be located on the existing first-floor rear roof terrace. The extension would measure 3.125m

deep, 5m in length, and feature a flat roof at a height of 3m. It features a modern, boxy design with full-height white-painted aluminium glazed windows and doors, and a rooflight at the junction with the rear wall. The walls would be white render to match the existing building. New metal balustrades are proposed along the east edge of the terrace, and timber slatted privacy screens proposed along the north edge of the terrace.

- 3.6 The proposed extension, due to its design and scale, is considered to be an overly dominant addition which is considered harmful to the appearance of the host building and wider Priory Road Conservation Area. The modern, boxy design with full height glazed windows and doors is considered a hybrid of a traditional extension and conservatory – but does not successfully act as either. The use of full height glazed windows and doors sits at odds with the traditional fenestration of the host building, cumulatively resulting in harm when combined with the boxy design, scale of the extension, and location at the second-floor level. The scale of the extension is considered overly bulky and dominant and would not read as a subservient alteration, especially given its high-level and visible location. Although not visible from Priory Road, the rear elevation of the subject site is visible from between nos.15 and 17 Priory Terrace, thus resulting in harm to not only the host building but the wider Conservation Area as well.
- 3.7 It is accepted there is an existing rear conservatory extension at the same level on the building on adjoining property no.22, directly south of the host building. However, this is not considered a precedent which would support the development under consideration. The rear conservatory extension was approved in 1986, prior to the existing policies noted above came into effect. The conservatory extension is considered to be poorly designed and has a negative visual impact on the character of the host building and wider conservation area.
- 3.8 Due to the excessive size, form, design, and location of the single-storey rear extension, it is not considered to constitute a subservient or sympathetic alteration to the host building. The added bulk at the second-floor level, which is visible from private views as well as in certain public views from between buildings on Priory Terrace, would therefore cause harm to the host building and the character and appearance of the Conservation Area.
- 3.9 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.

#### **4. Amenity**

- 4.1 Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; noise and vibration; odour, fumes and dust; and impacts of the construction phase, including the use of Construction Management Plans.
- 4.2 The proposed single-storey rear extension is not considered to create any new amenity impacts upon neighbouring residential occupiers. The closest residential property, at adjoining no.22 Priory Road, features a second-floor level and roof terrace that is approximately 1m higher than the subject property. There is also a shared boundary wall, which has a height of 2.4m when measured from the subject property side of the wall. The result is that only 0.6m of the proposed extension would be visible from the roof terrace at no.22. Therefore, the size and scale of the extension would not result in any impacts to daylight/sunlight, privacy, or outlook of any neighbouring residential occupier.
- 4.3 Along the north edge of the roof terrace, the existing privacy screen fencing will be replaced. This is considered acceptable and will mitigate any amenity impacts to

neighbouring residential occupiers at no.26 Priory Road.

4.4 Therefore, the proposed extension will not result in a material loss of light or outlook to neighbouring residential properties, complying with Policy A1 of the Camden Local Plan 2017 and CPG Amenity.

## **5. Recommendation**

5.1 Refuse planning permission on the following grounds:

- The proposed extension, by reason of its design, scale, and location, would harm the character and appearance of the host property and the wider Priory Road Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.