

Delegated Report		Analysis sheet		Expiry Date:	04/01/2023		
				Consultation Expiry Date:	19/02/202		
Officer			Application Number(s)				
Enya Fogarty			2022/4912/P				
Application Address			Drawing Numbers				
1st and 2nd Floor Flat 158 Agar Grove London NW1 9TY							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey rear extension at 1st floor level (above existing rear outrigger).							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	06	No. of objections	05
				No. electronic	0		
Summary consultation responses:		<p>Multiple site notices were displayed close to the site on 20/01/2023 and they expired on 13/02/2023. A press advert was published on 26/01/2023 and expired on 19/02/2023.</p> <p>of 4 letters of objection were received from neighbouring properties see below;</p> <p><u>156a Agar Grove</u></p> <ul style="list-style-type: none"> • Impact on sunlight/daylight to rear window which serves a living room • Only window which serves this flat • Increased sense of enclosure • Create a precedent 					

	<p><u>152B Agar Gove</u></p> <ul style="list-style-type: none"> • Block light to rear windows and existing balconies • Impact amenities on outdoor spaces • Set a precedent <p><u>2 Pond Cottages</u></p> <ul style="list-style-type: none"> • Unacceptable impact on neighbouring property in terms of loss daylight/sunlight. <p><u>156 Agar Grove</u></p> <ul style="list-style-type: none"> • Appear as an incongruous block extension that would impact the conservation area. • Dominant and overbearing structure that would impact daylight/sunlight into 156 Agar Grove. • Height and size of the extension would result in a sense of enclosure and loss of outlook.
<p>CAAC comments</p>	<p><u>Camden Square CAAC – Objection:</u></p> <ul style="list-style-type: none"> • Drawings are inadequate • Extension is unsympathetic and bulky due its design and size • New window does not relate to the existing windows in terms of shape or type • Amenity impact on no.156 Agar Grove

Site Description

The site is located on the south side of Agar Grove, close to the junction with York Way and Brewery Road. It comprises a mid-terrace 4 story property that has been divided into flats. This application relates to the first and second floor flat.

The site is not listed but is within the Camden Square Conservation Area.

Relevant History

Application Site

2015/7243/P- *Erection of a replacement outbuilding in the rear yard to provide ancillary accommodation to the ground floor flat.* **Granted 05/02/2016**

Neighbouring properties

146 Agar Grove

2021/0972/P- *Demolition of existing single storey rear extension and erection of new single storey rear extension.* **Granted 07/09/2021**

130 Agar Grove

2019/3176/P- *Erection of single storey rear extension including roof terrace at upper ground floor level; Alteration of rear window to form access doors.* **Granted 07/08/2019**

Relevant policies

National planning Policy Framework 2023

The London Plan (2021)

Camden Planning Guidance 2017

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Square Conservation appraisal and Management Strategy 2011

Camden Planning Guidance

- CPG1 Design (January 2021)
- CPG Amenity (January 2021)
- CPG Home Improvements (2021)

Assessment

1.0 PROPOSAL

1.1 Planning permission is sought for the construction of a single storey first floor rear extension on an existing outrigger extension. The extension would contain a window at the front and would serve as a washroom. The extension would be rendered, and the window would be uPVC.

2.0 ASSESSMENT

2.1 The material considerations for this application are summarised as follows:

- Design
- Amenity of neighbouring residential occupants

3.0 Design

3.1 Local Plan Policies D1 (Design) is aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. 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.

3.2 CPG Altering and extending your home, paragraph 3.3 states that 'Extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.

3.3 Agar Grove is a long row of large terrace properties. It is accepted that there are many alterations to the rear of these terraces, but the majority of extensions and alterations are at ground and lower ground floor level. The first-floor extension would result in a bulky and prominent feature that would be considered incongruous and dominant, harming the character and appearance of the property and the terrace. The proposed extension is to be of a rendered finish with a small casement window being inserted at first floor level. The proposed extension in terms of its scale, position and boxy and detailed design would be highly visible from the surrounding buildings and would result in unnecessary clutter and visual dominance at first floor level. The proposed fenestration on the extension would be white uPVC. However, the design of the window in terms of its shape and size would be different appearing out-of-keeping and jarring with the existing windows on the host building. The dominance of the extension would also be present due to it being a solid structure at ground floor continuing up with only one small window which bears no relationship to the host buildings rear façade. The location of the extension would be one storey above that of the residing pattern of development along this terrace. This, alongside the detailed design would have a negative impact on the terrace as a whole.

3.4 Due to the size, design, and location of the single-storey first floor rear extension, it is not considered to constitute a sympathetic alteration to the host building. The added bulk at first floor level, which is visible from private views as well as in certain public views from between buildings on Maiden Lane, would cause harm to the host building and the character and appearance of the Conservation Area contrary to Policies D1 and D2.

4.0 Amenity of neighbouring residential occupants

4.1 Policy A1 seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

4.2 The proposed extension would sit atop of an existing 2 storey extension. Given the proposed extension size and location, the side flank of the extension would impact the rear window which serves a living room on

neighbouring properties no.156 Agar Grove through loss of outlook, loss of daylight and sunlight and added sense of enclosure.

4.3 Given the close proximity of the proposed extension and window the proposal would reduce the amount of natural daylight entering the room at certain parts of the day to occupants at no.156 Agar Grove. Whilst requested from officers, a daylight study has not been provided by the applicant in support of the proposal. Additionally, it is considered that the extension would also diminish the outlook for the neighbouring occupant and create some degree of enclosure.

4.4 Numerous concerns have been raised by local residents regarding the impact the proposed extension would have on the rear window on neighbouring property no.156 Agar Grove in terms of loss of outlook, sunlight/daylight and added sense of enclosure.

4.5 No side facing windows are proposed and as such no significant impact on overlooking to neighbouring windows.

4.6 Overall, the proposal would directly and adversely affect the amenities of the occupants at no.156 in terms of increased sense of enclosure, diminished outlook and loss of daylight. As such, it would be contrary to Local Plan Policy A1 (Managing the impact of development) and relevant Camden Planning Guidance.

5.0 Recommendation:

Refuse Planning Permission

6.0 Reasons for Refusal

1. The proposed extension, by virtue of its siting, bulk, detailed design and materials would harm the character and appearance of the host building and the conservation area, contrary to policies D1 (Design), D2 (Heritage) of the Local Borough of Camden Local Plan 2017.
2. The proposed extension, by virtue of its siting, scale, form and bulk, would result in harm to neighbouring amenity (no.156 Agar Grove) in terms of increased sense of enclosure, diminished outlook and loss of daylight, contrary to Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.