

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b> 14/09/2023			
				<b>Consultation Expiry Date:</b> 03/09/2023			
<b>Officer</b>			<b>Application Number(s)</b>				
Enya Fogarty			2023/2968/P				
<b>Application Address</b>			<b>Drawing Numbers</b>				
The Shadow House 38 A St Paul's Crescent London Camden NW1 9TN			See decision				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Single storey rooftop extension and alterations to the front and side elevation including the replacement of windows							
<b>Recommendation(s):</b>		Refuse Planning Permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>0</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>0</b>		
<b>Summary consultation responses:</b>		<b>of</b> Site Notices displayed 02/08/2023 Expired on 26/08/2023. The development was also advertised in the local press on the 10/08/2023 Expired on 03/09/2023.  No correspondence was received from neighbouring properties					

**Camden Square CAAC**

**Camden Square CAAC were consulted, and no response was received.**

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## Site Description

The application site is to the rear of 102 Agar Grove, which is situated on the south side of Agar Grove at the junction with St. Paul's Crescent. The site previously consisted of a garage building, located at the end of the rear garden of 102 Agar Grove and adjacent to No. 38 St. Paul's Crescent. The site fronts St Paul's Crescent. The application site is a two-storey detached dwellinghouse located within the Camden Square conservation area.

102 Agar Grove comprises lower ground plus 4-storey end of terrace. 38 St Paul's Crescent comprises 3-storey end of terrace.

## Relevant History

### Application Site

**2008/5048/P** - Enlargement of the dwellinghouse to provide an extension at the rear, as an amendment to planning permission granted 26/10/2007 (ref. 2007/3898/P) for the erection of two storey plus basement single dwelling house (C3) fronting St Paul's Crescent following demolition of existing garage. **Granted** on 23/03/2009.

**2007/3898/P** - The erection of two-storey plus basement single dwelling house (C3) fronting St Paul's Crescent following demolition of existing garage. **Granted** 26/10/2007

**2004/2135/P**-Demolition of single storey garage facing St Pauls Crescent and erection of a 2-storey dwelling. **Appeal dismissed ref APP/X5210/1/04/1164413 on the 02/09/2004. Reasons for refusal were as follows;**

- 1. The proposed two-storey dwelling house, by reason of its detailed design, siting, height, size, footprint, location and bulk would result in the diminution of an existing gap which would be inappropriate and would detract from the setting and appearance of the adjoining buildings particularly at 38 St. Paul's Crescent. The proposal would have a detrimental impact on long views to and from St. Paul's Crescent. The proposal would not preserve or enhance the character and appearance of the Camden Square conservation area and would therefore be contrary to policies EN1 (General environmental protection and improvement), EN13 (Design of new development), EN14 (Setting of new development), EN18 (Design of infill developments), and EN31 (Character and appearance of conservation area) of Unitary Development Plan 2000.*
- 2. The proposed dwelling, having all its windows facing north-east would have a poor level of amenity due to inadequate light and outlook and would be contrary to policy EN19 (Amenity for occupiers and neighbours) and Supplementary Planning Guidance on internal design, layout, lighting and ventilation.*

**2003/2482/P**-Demolition of existing single storey garage building and erection of a 2-storey dwelling R/O 102 Agar Grove. **Appeal dismissed ref APP/X5210/1/04/1142730 on the 26/11/2003. Reasons for refusal were as follows;**

- 1. The proposed 2-storey dwelling house, by reason of its detailed design, setting, height, size, footprint, location and bulk would result in the diminution of an existing gap which would be inappropriate and would detract from the setting and appearance of the adjoining buildings particularly at 38 St. Paul's Crescent. The proposal would have a detrimental impact on long views to and from St. Paul's Crescent. The proposal would not preserve or enhance the character and appearance of the Camden Square conservation area and that it would therefore be contrary to policies EN1 (General environmental protection and improvement), EN13 (Design of new development), EN14 (Setting of new development), EN18 (Design of infill developments), and EN31 (Character and appearance of conservation area) of Unitary Development Plan 2000.*

2. *The proposed bedroom at first floor level, rear would have a poor level of amenity due to inadequate light and outlook and would be contrary to policy EN19 (Amenity for occupiers and neighbours) and Supplementary Planning Guidance on internal design, layout, lighting and ventilation.*

## **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 Planning Guidance

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

### **Camden Square Conservation Area Appraisal and Management Strategy 2011**

## **Assessment**

## 1.0 PROPOSAL

- 1.1 Planning permission is sought for the construction of a single storey roof extension and the replacement of windows on the front and side elevations.

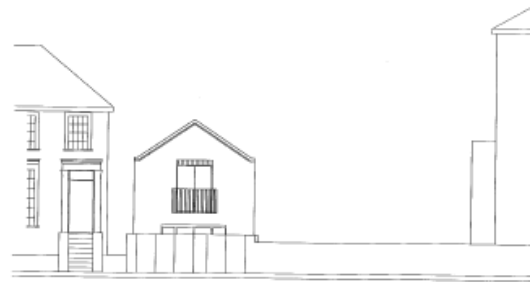
## 2.0 Background:

- 2.1 As stated in the planning history and outlined below, planning permission was previously sought under planning refs **2003/2482/P & 2004/2135/P** for a larger dwellinghouse at the application site and was refused and dismissed at appeal. The reasons the Inspector gave for these dismissals are that the previous schemes (which were both similar to each other) *"would appear incongruous against the elegant façade of 38 St Paul's Crescent which is of quite different proportions"*



Proposed front elevation

Refused scheme-Proposed front elevation  
under planning ref **2003/2482/P**



Proposed front elevation

Refused Scheme-Proposed front elevation  
under planning ref **2004/2135/P**

- 2.2 One of reasoning the current dwellinghouse was considered acceptable under planning ref **2007/3898/P** was the height was considered appropriate and sensitive. It is noted within the delegated report that the height of the proposed dwellinghouse is;

*Considered appropriate to the site and to the relationship with neighbouring properties. Its height and form relate to its site but are also subordinate to the 3-storey Victorian terrace; it does so by not exceeding the height of the top of the window architrave on the upper ground floor of the adjacent property. This height limit was set out in the previous Planning Inspectors report so as to retain the importance of the neighbouring building. This proposed height is consistent with this'*

## 3.0 ASSESSMENT

- 3.1 The material considerations for this application are summarised as follows:

- Design
- Amenity of neighbouring residential occupants

## 4.0 Design

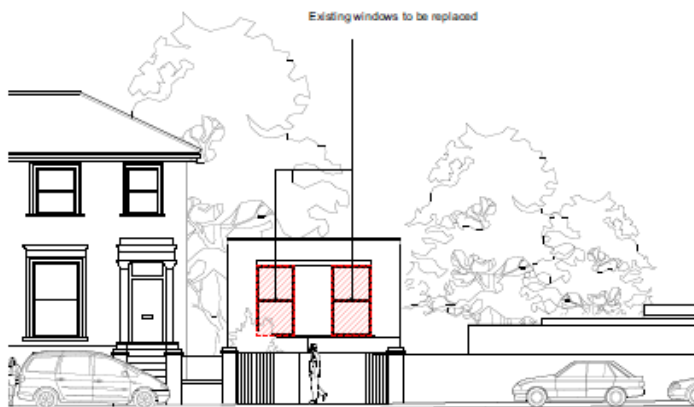
4.1 Local Plan Policies D1 (Design) is aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 (Heritage) requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

4.2 CPG guidance “Home Improvements” specifies that extensions should not ignore patterns or groupings of buildings and overly large extensions can overwhelm a building and upset its proportions. The guidance states that extensions should be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions; dimensions and detailing.

4.3 As outlined in the planning history, the application site was designed to be relatively low in height compared to its neighbours, to remain subservient to the neighbouring, original buildings.

4.4 It is considered that the proposed roof extension (see below) would result in the building appearing over dominant within the street. The height, bulk and massing are considered inappropriate to the site, considering its rear garden setting and its relationship with neighbouring properties. The height and form wouldn't relate well to its site and the property would no longer be read as a subservient addition to the street scene. The proposed extension would further diminish the contribution that the gap makes to the character and appearance of the conservation area to provide views to trees and shrubbery beyond and would compete with the established Victorian terraces and extend higher than the top of the neighbouring property window architrave on the upper ground floor of the adjacent property. This was previously referred to by Inspectors as an important aspect which should be protected.

4.5 The proposed extension would be highly visible in public views from the street and given its location. Additionally, the proposed contemporary design and dark material would further add to its visual prominence along the street. As a result, adding a roof extension to the existing property would be considered an inappropriate addition due to the dominance it adds to the building and would detract from the setting and appearance of the main dwellinghouse, from the setting and appearance of the adjoining buildings and the conservation area.



Existing elevation



Proposed elevation

4.6 The proposal also includes the replacement of front and side elevation windows with aluminium windows. The replacement windows are considered a minor alteration and would not harm the character and appearance of the host dwelling or conservation area.

## **5.0 Amenity of neighbouring residential occupants**

5.1 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.

5.2 The applicant has submitted a daylight and sunlight report with the application. The report confirms that there would be a slight loss of daylight and sunlight to neighbouring properties no.100a and 102 Agar Grove, but all the windows would still meet BRE guidance. The loss is minor and would not warrant reason for refusal.

5.3 However, the daylight and sunlight report does not include no.38 St Paul's Crescent which has two upper floor windows on the side elevation facing the application site. From assessing the planning history both of these windows serve a landing. As these windows serve non habitable rooms, the potential loss of daylight/sunlight is likely to be considered acceptable.

5.4 Due to the location and close proximity to neighbouring properties windows the proposal would lead to a loss of outlook to habitable windows and create some degree of enclosure to neighbouring properties no's 100a and 102 Agar Grove. Again, such a concern was raised within the previous planning history of the site and the design of the roof extension is not considered to overcome this concern. This loss is considered unacceptable and would harm the amenities of existing and future occupier's contrary to policy A1.

5.5 The proposed replacement windows due to their arrangement and location would not harm amenities of neighbouring properties in terms of loss of privacy, loss of natural light, outlook, light spill or added sense of enclosure.

## **6.0 Recommendation:**

Refuse Planning Permission

## **7.0 Reasons for Refusal**

7.1 The proposed roof extension, by reason of its height, location, detailed design and visual prominence, would be inappropriate and would detract from the setting and appearance of the adjoining buildings particularly at 38 St. Paul's Crescent. The proposal would have a detrimental impact on long views to and from St. Paul's Crescent and therefore would be harmful to the character and appearance of the host building, the streetscene and the Conservation Area. As such the proposal is contrary to policies D1 (design) and D2 (heritage) of the London Borough of Camden Local Plan 2017.

7.2 The proposed roof extension by virtue of its size and location, would give rise to a loss of outlook and increased sense of enclosure to properties no.100a and 102 Agar Grove contrary to policy A1 (Managing the impact of development) of Camden's Local Plan 2017.