

Delegated Report		Analysis sheet		Expiry Date:		15/07/2024	
		N/A		Consultation Expiry Date:		30/05/2024	
Officer				Application Number(s)			
Sarah White				2024/1988/P			
Application Address				Drawing Numbers			
156 Royal College Street London NW1 0TA				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey rear extension at first floor level.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining occupiers and/or local residents/groups				No. of responses	01	No. of objections	01
Summary of consultation responses:		<p>A Site Notice was displayed from 29/05/2024 to 22/06/2024.</p> <p>A Press Notice was published from 30/05/2024 to 23/06/2024.</p> <p>One objection was received comprising the following comments:</p> <ol style="list-style-type: none"> 1. It is unclear whether the extension is at first or second floor level. 2. The flat roof should not be used as a terrace due to impacts on neighbouring privacy and increased noise. 3. The proposal is a significant amendment to the previous planning approval. 4. Insufficient details have been provided about the aesthetic design of the proposal. The sheet-metal cladding is out of keeping with the surrounding area. 5. The proposal would see the reduction of the previously approved green roof, reducing its contribution to biodiversity. 6. The proposed extension would be on top of a previously proposed skylight, reducing light to the ground floor dwelling. 7. The building works associated with the previous approval have been noisy and not in accordance with noise requirements. 					

Officers response:

1. The proposed extension would be at first floor level.
2. Had the proposal been otherwise acceptable, a condition would have been included to preclude the use of the flat roof as a terrace.
3. The current application is an entirely separate application to the previous approval (2022/2112/P) and does not seek to formally amend this application, by rather sits as a standalone application.
4. See paragraphs 3.1 – 3.11 relating to design.
5. See paragraphs 3.1 – 3.11 relating to design.
6. See paragraphs 3.1 – 3.11 relating to design.
7. This relates to a previous approval and is not a material consideration as part of the assessment of the current application.

Site Description

The application site comprises a partial basement plus four-storey mid-terrace building located on the east side of Royal College Street coming to the junction with Baynes Street. The building was previously in mixed use with retail (Class E) at ground floor and basement floor level. The upper floors are all vacant but were in residential use (Class C3) as one duplex unit. Planning permission was granted in September 2023 for a change of use of the commercial unit to a residential unit.

The site is located within the Royal College Street Neighbourhood Shopping Centre. The site also lies within the Camden Broadway Conservation Area; however, the building is not identified as contributing to the character and appearance of the conservation area.

The building is constructed of brown brick with a recessed third floor level. The ground floor frontage contains security shutters that conceal the frontage. The retail units at ground and basement floors had previously been vacant for over 8 years.

Relevant History

2022/2112/P – Change of use of ground floor and basement from Class E to 2-bedroom 4-person residential unit (Class C3) and creation of mansard, ground floor rear and basement extensions and associated works. **Granted** on 27/09/2023.

2018/5641/P – The erection of a ground floor rear extension to the existing retail unit (Class E) and a mansard roof extension to the upper floor residential unit (Class C3). **Granted** on 23/08/2021.

Relevant Policies

National Planning Policy Framework (NPPF) 2023

London Plan 2021

Camden local Plan 2017

D1 Design

D2 Heritage

A1 Managing the impact of development

Camden Planning Guidance

CPG Amenity (2021)

CPG Design (2021)

CPG Home Improvements (2021)

Camden Broadway Conservation Area Appraisal and Management Strategy (2009)

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. The proposal

- 1.1. The proposal is for the erection of a single storey rear extension at first floor level. The extension would sit on top of the previously approved ground floor extension under planning permission 2022/2112/P. The extension would be approximately 2.8m deep, 4.1m wide and 2.5m high, and set in from the southern side and rear eaves of the ground floor extension. A small portion of the previously proposed green roof on top of the ground floor extension would be retained. The extension would be finished in zinc cladding with a flat roof and three rear facing windows.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:

- Design and Heritage
- Neighbouring amenity

3. Design and Heritage

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 outlines that development should respect local context and character and comprise details and materials that are of high quality and complement the local character.
- 3.2. The Home Improvements CPG provides guidance on the design of rear extensions. They should be subordinate to the host building, be built from materials that are sympathetic to the host building, respect and preserve the original design and proportions of the host building and its architectural features, and be carefully scaled in terms of its height, width and depth. The installation of biodiverse green roofs on top of flat roof extensions is encouraged.
- 3.3. Policy D2 states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 3.4. The Camden Broadway Conservation Area Appraisal and Management Strategy states that high quality design, appropriate scale, form and materials and high quality execution will be required of all new development, including smaller alterations and extensions which can harm the character and appearance of the area to an extent belied by their individual scale.
- 3.5. The proposed development relies on the construction of the previously approved basement and ground floor rear extensions and thus needs to be considered in light of this. It is noted that this first floor extension did form part of the original proposal under planning application 2022/2112/P, however it was subsequently omitted after concerns were raised by the case officer regarding the additional bulk and massing of the extension.
- 3.6. The proposed first floor extension would add additional height and bulk to the already extended rear elevation and would result in excessive massing and overdevelopment of this rear façade. In combination with the other extensions, the proposal would fail to appear subordinate to the host dwelling and would overwhelm the rear elevation. When compared to the adjoining property at No.154, which has not been extended to the rear, the increased

massing would appear off-balanced and excessive.

- 3.7. The proposed zinc cladding is not a material typically used for first-floor extensions, and would appear at odds with, and out of keeping with the materiality of the host property and the previously approved extensions at the basement and ground floor levels. As such, the proposed zinc cladding is not supported.
- 3.8. The rear elevation of the property is highly visible from Baynes Street and the cumulative bulk and massing, along with the incongruous materiality would cause a low level of less than substantial harm to the character and appearance of the conservation area.
- 3.9. Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Camden Broadway Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 3.10. The proposal would result in a loss of a large portion of the green roof previously approved on top of the ground floor extension under planning permission 2022/2112/P. Had the proposal been otherwise acceptable, the Applicant would have been encouraged to re-provide this green roof on top of the proposed first floor extension.
- 3.11. Overall, the proposed extension, by virtue of its cumulative bulk and massing, and materiality, would result in an incongruous form of development which would overwhelm the rear elevation and fail to maintain a subordinate relationship with the host property, causing harm to the character and appearance of the host property and wider Camden Broadway Conservation Area. This is a reason for refusal.

4. Neighbouring amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, and noise and disturbance.
- 4.2. To the north, the proposed extension would sit adjacent to the blank side elevation of No.158 and would be setback from the rearward extent of this adjacent dwelling. As such, the proposed extension would not impact upon the amenities of this neighbour in terms of reducing light, outlook or privacy.
- 4.3. To the south, the proposed extension would sit adjacent to the protruding brick column to the rear of No.154 and would be set in approximately 0.55m from the shared boundary. Due to this setback and the modest height of the extension, it would not result in a loss of light to this adjoining neighbour, as demonstrated by its compliance with the 45-degree angle test shown on the proposed floor plans, nor would it reduce their outlook. No side elevation windows are proposed and therefore the extension would not impact upon the privacy of this adjoining neighbour.
- 4.4. In terms of increased noise and disturbance, the property would remain in residential use and the proposed extension would not result in increased noise or disturbance beyond normal residential use. Had the proposal been otherwise acceptable, a condition would have been imposed preventing the use of the flat roof of the extension as any form of amenity space. This condition would also prevent overlooking into the rear garden on No.154.
- 4.5. Overall, the proposed extension would not result in unacceptable impacts on neighbouring amenity.

5. Recommendation: Refuse Planning Permission

- 5.1. Refuse planning permission for the following reasons:

1. The proposed development, by virtue of its cumulative bulk and massing, and materiality, would result in an incongruous form of development which would overwhelm the rear elevation and fail to maintain a subordinate relationship with the host property, causing harm to the character and appearance of the host property and conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.