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|--|--|---|----|----------------------------------|----|-------------------------------------|----|
| <b>Delegated Report</b>  |  | <b>Analysis sheet</b>   |    | <b>Expiry Date:</b>              |    | 14/02/3014                          |    |
|  |  | N/A   |    | <b>Consultation Expiry Date:</b> |    | 10/01/2014                          |    |
| <b>Officer</b>   |  |   |    | <b>Application Number(s)</b>     |    |                                     |    |
| Emily Marriott-Brittan   |  |   |    | 2013/7970/P                      |    |                                     |    |
| <b>Application Address</b>   |  |   |    | <b>Drawing Numbers</b>           |    |                                     |    |
| 122a Camden Street<br>London<br>NW1 0HY  |  |   |    | See draft 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 part-two-storey and part one-storey extension. Alterations to front lower-ground floor entry door |  |   |    |                                  |    |                                     |    |
| <b>Recommendation(s):</b>  |  | Refuse planning permission  |    |                                  |    |                                     |    |
| <b>Application Type:</b>   |  | Full Planning 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  | 14 | No. of responses                 | 02 | No. of objections                   | 01 |
|  |  |   |    | No. electronic                   | 00 |                                     |    |
| <b>Summary of consultation responses:</b>  |  | <p>Consultation response:<br/>A response from the neighbour at the first floor flat of No.124 Camden Street was received objecting to the proposal on the basis that it would cause a loss of light to their first floor flat.</p> <p>Consultation response:<br/>A response was received from ground floor flat at No.124 Camden Street supporting the proposed development as a way of modernising the existing terraced properties and encouraging families to stay in the area.</p> <p>Officer response:<br/>The report below provides a detailed response to the comments raised.</p> |    |                                  |    |                                     |    |
| <b>CAAC/Local groups* comments:</b><br>*Please Specify   |  | N/A.  |    |                                  |    |                                     |    |

## Site Description

The site contains a five storey mid terraced dwellinghouse divided into three flats located on the east side of Camden Street. The property is not located in a conservation area but is identified on Council's local list as part of the terrace which makes a positive contribution to the streetscene.

## Relevant History

### Host site:

**36912** - The erection of a full width two storey rear extension to provide additional living accommodation for the basement and ground floor maisonette (**refused 18/01/1984**).

### 110a Camden Street:

**P9603337R1** – The erection of a two storey rear extension to the existing Maisonette (**granted 16/06/1997**).

## Relevant policies

### NPPF - 2012

### The London Plan 2011

### LDF Core Strategy and Development Policies 2010

CS1 (Distribution of Growth);  
CS5 (Manage impact of growth);  
CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)  
DP26 (Managing the impact of development on occupiers and neighbours)

### Camden Planning Guidance 2013

**CPG 1 (design) CPG 6 (amenity)**

## Assessment

### Proposal & background

The proposal is for a rear part-two-storey and part one-storey extension. Alterations to front lower-ground floor entry door.

The single storey extension will be full width and project 4m from the rear wall. The two storey portion of the extension will project 4m from the rear wall and have a partial width of approximately 3m and (more than half the width of the rear elevation) will run along the boundary with No.124 Camden Street.

The main issues are: 1) the design of the extension and the impact on the appearance of the building and on the character and appearance of the area 2) the impact on amenity for adjacent occupiers.

### Amendments

Amendments to the proposed extension were recommended and it was suggested that a full width single storey rear extension would be more appropriate in terms of impact on amenity and scale of the existing property. The suggested amendments were not accepted by the agent and no changes to the two storey portion of the development were made. Instead, the agent proposed that the single storey portion of the extension could be glazed. It was considered that this change would have no positive impact on the amenity of the adjoining neighbours.

### Design and appearance

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

The proposed single storey extension would project 4m from the original rear wall and have a flat roof with a height of less than 3m. The single storey portion of the development is considered acceptable as it does not dominate the existing rear elevation and is subordinate to the main building.

The two storey portion of the proposed development will have a width of approximately 3m and run along the boundary with No.124 Camden Street. A flat roof is proposed and a window to the rear and side elevation facing No.120 Camden Street. The two storey extension is considered excessive and out of scale with the main dwellinghouse adding considerable bulk to the rear elevation. The main building is of a modest width and the proposed extension would not be subordinate to the main dwellinghouse and would obscure and hinder the appearance of the original rear elevation arrangement.

The proposed materials for the single storey and two storey extensions include timber cladding and powder coated aluminium windows. The materials are considered appropriate and complement the existing brick rear elevation of the dwellinghouse. The aluminium windows are considered appropriate as the property is not in a conservation area.

### Amenity

DP26 and CPG6 seek to ensure that the amenities of neighbouring occupiers are not unduly harmed in terms of daylight access, outlook, overlooking and noise.

#### *Daylight*

The proposed extension will project 4m at both single and two storey level. At two storey level the extension will be built to boundary with No.124. The height of the extension will be approximately 3m at single storey and 5.6m at two storeys. The existing boundary wall with No.124 is stepped, however at the rear wall has a height of 1.8m with an additional wooden lattice on top with adding approximately 0.3m. Council's planning guidance 6 (amenity) provides guidance on developments

and the potential impact on daylight access to adjoining neighbours. Council will aim to minimise the impact of the loss of daylight caused by a development and where a proposal is considered to have an unreasonable impact on amenity it will be refused.

The resident at the first floor flat at No.124 confirmed that the windows at first floor level on the rear elevation are to their kitchen. It is considered that there would be a negative impact on the daylight access to the rear of No.124 (which is divided into flats) at both ground and first floor level. The height and overall scale of the proposed two storey extension will reduce the amount of available daylight/sunlight access to No.124, particularly given that the existing rear elevation of the host site and adjoining sites do not currently have rear extensions.

#### *Outlook*

The northern end of the terrace (no.s 120-132) does not have a significant number of rear extensions, the majority of the single and two storey extensions are based at the southern end of the terrace and were approved some time ago - in particular No.110a Camden Street where a two storey extension was approved in 1997. The existing examples of two storey extensions in the terrace demonstrate the dominance they can have not only to the rear elevation but to the neighbouring dwellinghouses and gardens. The proposed two storey extension will have an overbearing effect on the property at No.124 Camden Street. The existing rear elevation of the surrounding properties are more or less in line with each other, and a 4m deep two storey extension would harm the outlook and create a undue sense of enclosure to the ground and first floor flat at No.124 Camden Street.

The proposed window to the side elevation of the two storey extension is unlikely to have an impact on the amenity of the neighbouring property at No.120 Camden Street, given the window would be located at least 2m from the boundary and will be fixed and obscure glazed.

#### **Front alterations**

The proposed changes to the front lower ground floor entry door including a new timber door and sidelight are considered acceptable as the new door would not be prominent when viewed from street level, and the proposed use of timber for the door is supported.

#### **Conclusion**

The proposed extension, by reason of its excessive depth and height would result in an over dominant addition, detrimental to the character and appearance of the host building and the wider area and would result in a significant loss of daylight and create an unacceptable sense of enclosure and loss of outlook to the adjoining property at No.124 Camden Street. The proposed extension is considered contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies in addition to supplementary planning guidance.

**Recommendation:** Refuse planning permission