

Delegated Report (Members' Briefing)		Analysis sheet N/A / attached		Expiry Date: 14/01/2014		Consultation Expiry Date: 02/01/2014	
Officer Rob Tulloch				Application Number(s) 2013/6790/P			
Application Address 35C Courthope Road London NW3 2LE				Drawing Numbers See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s) Erection of extension at rear 2nd floor level to flat.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Application					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice 04/12/2013-25/12/2013 Press advert 12/12/2013-02/01/2014 No responses received					
CAAC/Local group comments:		Mansfield CAAC object to second floor extension which is contrary to CA guidelines as it is within one storey of the eaves. Description does not refer to proposed ground floor extension which is clearly shown on the plans (no objection to this) Officer comment: See section 2.4 (no ground floor extension is proposed)					
Site Description The application site is a three storey building on the west side of Courthope Road which has been divided into flats. The site lies within the Mansfield Conservation Area and all buildings in the conservation area, unless specifically identified, are considered to make a positive contribution to the character and appearance of the conservation area.							
Relevant History 2005/4076/P Erection of single-storey side and rear extensions to ground floor self-contained flat (Class C3). Granted 14/11/2005 2004/2932/P Erection of a dormer to front roof slope. Granted 27/08/2004 26949 Change of use and works of conversion, including the erection of a second floor rear extension and the installation of a dormer window at the rear to provide two self-contained flats and a self-contained maisonette. Granted 06/10/1978							

33 Courthope Road

2007/0455/P Change of use and works of conversion from single family dwelling into two self-contained flats, erection of a rear extension at second floor level, enlarged rear dormer window plus rooflight and other rear alterations. Granted 30/05/2007

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

Mansfield Conservation Area Appraisal and Management Strategy 2008

NPPF 2012

Assessment

1 Proposal

1.1 Consent is sought for an extension at rear second floor level to provide a utility/study space. The main issues are:

- design
- amenity

2 Design

2.1 The houses on the west side of Courthope Road are split into three terraces of six, and one terrace of eight houses. All the buildings have original rear extensions which alternate from three storeys to two storeys in height. The application site is within a group of six that have two storey rear extensions

2.2 The host building already has a small second floor extension housing a bathroom. It measures 1.8m (d) x 3.2m (w) x 2.5m (h), and is located on top of the original two storey extension. It is proposed to extend the second floor extension to provide a utility/study room. The proposed extension would be the same height and width as the existing 2nd floor extension and 2.2m deep. It would be constructed in stock brick with a rendered rear elevation.

2.3 Camden Planning Guidance advises that extensions should be subordinate to the building being extended and respect and preserve the original proportions of the building and the historic pattern and townscape of the surrounding area. The proposed extension is not full width and approximately half the depth of the two storey extension below, and is considered to be subordinate to the host building and given the amount of high level extensions in the vicinity is not considered to be harmful to the character or appearance of the area.

2.4 Camden Planning Guidance also advises that in most cases extensions that are higher than one full storey below eaves level will be strongly discouraged. However, such separation is not necessarily characteristic of the area. The groups of building that have original three storey rear extensions only have half a storey between the tops of the extensions and the eaves, and many of the buildings with two storey extensions have extensions on top of these. Nos. 33 and 31 Courthope Road have second floor extensions, and the proposed extension would be the same

depth as the neighbouring extension at no. 33 which was granted permission in 2007. Furthermore, the separation that the Guidance seeks to protect was already lost when the 2nd floor extension was built some time after 1978.

- 2.5 As such the proposal is not considered harmful to the character or appearance of the host building or conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

3 Amenity

- 3.1 The proposed extension would be of a similar height and depth as the extension to no. 33 and is therefore not considered to have an impact on the neighbouring property. On the other side, no. 37 forms part of a different group with three storey rear extensions, and is separated from the application site by a side passage.
- 3.1 As such, due to the size and location of the proposed extension, it is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

4 Community Infrastructure Levy

- 4.1 As the proposed extension would add less than 100sqm of floorspace, the proposal would not be liable for a Community Infrastructure Levy contribution

5 Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 3rd 2014.

For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.