

Delegated Report		Analysis sheet		Expiry Date:		09/01/2014	
		N/A / attached		Consultation Expiry Date:		10/12/2013	
Officer				Application Number(s)			
Sally Shepherd				2013/7004/P			
Application Address				Drawing Numbers			
3 Agar Place London NW1 0RG				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear infill extension, installation of 2 x front and 2 x rear rooflights.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	14	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses received					
CAAC/Local groups* comments: *Please Specify		N/A – not in a conservation area					

Site Description

The application site comprises a two storey mid-terrace property located on the west side of Agar Place which is a small road south of Agar Grove. The property is in residential use and has been divided into two flats. The application relates to both flats.

The site is not listed and is not located in a conservation area.

Relevant History

Application site:

H12/28/4/36310 – Planning permission granted on 20/07/1983 for the use as two self-contained dwelling units including works of conversion.

1 Agar Place:

PEX0200547 – Planning permission granted on 06/08/2002 for infill extension to rear of ground floor with roof terrace over together with window enlargement and French doors to rear.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

Development Policies

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

Assessment

Proposal

Permission is sought to erect a single storey rear extension which would partially infill the side return. A lightwell would be included to provide light to the existing bedroom which fronts onto the existing side return and the extension would begin 2m from the existing rear elevation. The extension would measure 4.7m (d) x 2.2m (w) x 2.37 (h) and would have a flat with roof folding doors to the rear. Permission is also sought to install 2 x rooflights to the front roofslope and 2 x rooflights to the rear roofslope. The rooflights would measure 1.09m (h) x 1.5m (w).

Revisions

The proposal originally included the erection of dormer roof extension to the rear and a roof terrace above the first floor extension. The roof extension was removed from the scheme as the principle was considered to be unacceptable. The roof terrace was removed because of potential overlooking/noise impact to the bedroom of the ground floor flat. Four rooflights were originally proposed on the front roofslope which was considered to be unacceptable. The number was reduced to two rooflights and the positioning was amended to be more in line with the first floor windows below.

Assessment

The main planning considerations are the impact that the proposal has on character and appearance of the host building and the impact that the proposal has on the amenity of adjoining occupiers.

Design

Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. With regard to rear extensions paragraph 4.10 of CPG1 outlines the Council's expectations in terms of design.

The proposed extension is considered to be a suitable addition which has an appropriate scale which is subordinate to the host property. The extension would not be visible from the public realm and is considered to be an appropriate design. The bi-folding doors to the rear would be aluminium and although this material differs to the traditional timber used for the sash windows, it is considered to be acceptable in this location.

Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

The proposed extension would be 2.37m in height and would extend up to the boundary wall with no.1 Agar Place. The boundary wall of no.1 is approximately 6m high and so it would have no impact on neighbouring amenity to this side. A lightwell has been included so that the rear bedroom window would still have access to light. French doors are included to the rear of the new extension which would face the bedroom window; however as this is part of the same flat it is not considered to have an impact on amenity.

Recommendation

Grant Planning Permission