

Delegated Report		Analysis sheet	Expiry Date:	29/11/2013
		N/A / attached	Consultation Expiry Date:	07/11/2013
Officer			Application Number(s)	
Carlos Martin			2013/4935/P	
Application Address			Drawing Numbers	
148 Gloucester Avenue London NW1 8JA			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a two-storey rear extension.				
Recommendation(s):		Grant		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Press notice published from 17/1/02013 to 07/11/2013. Site notice displayed from 09/10/2013 to 30/10/2013.</p> <p>1 objection based on the following grounds:</p> <p><i>I am surprised that you have chosen to register this planning application, as it clearly does not meet the standards that you usually require for planning application submissions. For example there is no roof plan available, nor a site plan etc.</i></p> <p><i>I wish to object to this application, as the drawings do not indicate the extent of the proposed extension; there are no dimensions, and not enough detail for anyone to assess the proposals. For example drawing 2A rear elevation. Is the proposed 1st floor window really 3 m high? (Scaled from the door). What is the height of the proposed extension? What is the relationship of the proposed extension to the house next door? and so on.</i></p> <p><u>Officer's comments:</u> It is noted that the submitted drawings lack details of the proposed openings. However, these will be requested by condition. The drawings are at a scale and the dimensions of the extension, as well as its location, is sufficiently clear.</p>					
CAAC/Local groups* comments: *Please Specify	Primrose Hill CAAC: No objection.					

Site Description

The application site relates to a three storey terraced building with basement and extended roof located on Gloucester Avenue in close proximity to the junction with Regents Park Road. The building is occupied by a retail (A1) unit at ground floor level with separate residential access to lower ground and upper floor flats. The surrounding area is characterised by commercial units at ground floor levels with residential accommodation on upper floors.

The application site is within Primrose Hill Conservation Area and is noted as making a positive contribution in the Primrose Hill Conservation Area Appraisal and Management Strategy (CAAMS).

Relevant History

2013/1038/P: pp granted for the erection of a single storey rear extension to lower ground floor flat (Class C3). 20/06/2013

Full planning application, reference PEX0300124, was refused on 11/06/2003 appeal was allowed on 05/11/2003 for the erection of a rear conservatory at part first and part second floors.

Approval of details, reference PEX0000356, was granted on 13/06/2000 for facing materials to be used on wall surfaces of lightwell; details of gate and railings and glazing sections of windows and shopfront pursuant to conditions 01 and 02 of planning permission reference PE9900514 (dated 26th October 1999).

Full planning application, reference PE9900514, was granted on 25/10/1999 for the provision of self contained flat at basement level with separate entrance, and change of use of front shop at ground floor level from retail to A2 financial services and new shopfront.

Full planning application, reference PE9800076, was refused on 27/08/1998 and dismissed on appeal for change of use of ground floor and basement from retail to studio flat; external alterations to shopfront; opening of front basement area and creation of new entrance, with railings.

Full planning application, reference 9400599, was granted on 02/12/1994 for the erection of an additional storey at third floor level to provide an extension to the existing maisonette on first and second floors.

Full planning application, reference CTP20475, was granted on 25/07/1975 for the installation of a new shopfront to provide separate access to upper residential accommodation.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies 2010

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 2011

CPG1 Design

CPG6 Amenity

Primrose Hill Conservation Area Appraisal and Management Strategy 2000

Assessment

Proposal & background

The application site relates to the lower floors flat of a three-storey terraced building which has been extended at roof level and to the rear with a single storey glazed conservatory above the closet wing between first and second floors.

The drawings submitted as part of this application documents do not contain the level of detail expected, nor do the scale and proportions of window and door openings appear accurate. Nonetheless, the drawings and documentation as submitted and registered will be assessed in accordance with adopted policies and guidance set out above. Further details can be requested by condition.

The applicant is proposing an approximately 1.2m deep by 3.4m high double storey rear extension at lower ground floor level to the side return of the closet wing. The proposed rear extension will be detailed to match the existing rear elevation as closely as possible with materials to match.

The proposal is a resubmission of a previously approve application for a single-storey extension of similar proportions. The new application is for a two-storey extension.

Amendments

Initially the applicant had proposed a window which was larger than the door below. This has been amended.

Main planning considerations

The main considerations of this assessment are: design and appearance and amenity.

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. Development policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that preserves and enhances the character and appearance of the conservation area.

CPG1 and Primrose Hill CAAMS provides further detailed guidance on rear extensions. PH26 of the CAAMS states that rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or conservation area. The policy goes further to state that in most cases such extensions should be no more than one storey in height and that extensions should be in harmony with the original form and historic pattern of extensions.

The proposed rear extension would appear as a small projection from the rear elevation of the original building and would be sited adjacent to the extended closet wing. Although the submitted and revised drawings are lacking in detail, the proposed rear elevation and ground floor plan are clear in illustrating proposed height and depth of the proposed extension. In view that the extension proposed would form such a small projection from the rear elevation of the building the level of detail provided in this instance is considered acceptable, subject to further information to be submitted by condition (materials and window/door specifications).

Amenity

Development Policy DP26 seeks to ensure that the amenities of neighbouring occupiers should not be unduly impacted by development from: overlooking, daylight, noise, and outlook.

The proposed extension would not project further than the depth of the neighbouring closet wing at Number 146 Gloucester Avenue and therefore should not harm neighbouring amenity in accordance with policies CS5 and DP26.

The proposed depth of the extension has been dictated by the siting of the bedroom window within the side wall of the closet wing, which forms part of the same unit. It is not considered that the proposed rear extension would harm the amenity of existing occupiers.

Conclusion

With regards to the assessment above the proposed works are considered acceptable in relation to policies CS5, CS14, DP24, DP25 and DP26 of Camden's LDF.

Recommendation

Grant conditional planning permission.