

Delegated Report		Analysis sheet N/A / attached	Expiry Date: Consultation Expiry Date:	25/09/2013 24/10/2013*
Officer		Application Number(s)		
Tania Skelli-Yaoz		2013/4565/P		
Application Address		Drawing Numbers		
6 Mornington Terrace London NW1 7RR		See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
		TCC 17/09/2013		
Proposal(s)				
Three-storey rear extension, installation of sash window to rear elevation at 2nd floor level and replacement of lower ground floor windows to front elevation associated with change of use from 2 flats to a single dwelling house (C3)*				
Recommendation(s):	Refuse planning application			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	16	No. of responses	02	No. of objections	01
			No. electronic	00		

Summary of consultation responses:	<p>PN and SN posted. <i>* the proposal was advertised as 'single-storey rear extension...' instead of three-storey, by error. The proposal has therefore been re-consulted accordingly.</i></p> <p>1x objection was received with concerns over disturbance during construction.</p> <p>1x no objection was received.</p>
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CAAC comments:	<p><u>Camden Town CAAC</u>: Comment. <i>'No objection. Normally, in a listed terrace we object to a double back extension; but in this case the houses are not listed and no. 6, this house, suffers greatly from overshadowing from the adjoining blank wall of no. 7 next door. This means that the existing rear rooms of no. 6, on the lower ground floor and first floor get very little light. No. 7 is part of the terrace which is set back at from no. 6 and then projects further into the garden at the rear.'</i></p>
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Site Description

The application site is a terraced five-storey house on the east side of Mornington Terrace opposite the railine. The site is currently occupied as one flat on upper floors and one flat on lower ground floor. The site is not listed and within the Camden Town conservation area. The area is mostly residential.

Relevant History

2007/5796/P pp GRANTED on 29/09/2008 for the Conversion of basement (currently part of single-family dwelling-house) to a 1-bedroom self-contained flat (Class C3).

9003479 pp GRANTED on 19/02/1991 for the Erection of a mansard roof extension to provide additional living accommodation for the existing dwelling house.

Other relevant sites:

12 Mornington Terrace-

2008/5126/P pp was GRANTED on 23/01/2009 for the Excavation at rear basement level to create single-storey rear basement level extension and sunken patio, erection of conservatory and creation of balcony at rear ground floor level, alterations to roof of existing closet wing at rear first floor level, installation of staircases from ground floor balcony to garden and sunken patio to garden, raising of boundary walls and installation of obscure glass privacy screens to both sides and removal of Crab Apple tree from rear garden.

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

DP2 Making full use of Camden's capacity for housing
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design
CPG2 Housing

Camden Town Conservation Area Appraisal and Management Plan – October 2007

Assessment

Background-

Permission is sought for a:

Rear-

- (1) Lower ground, ground and first floor infill rear extension with pitched slated roof.
- (2) Omission of the existing first floor rear terrace including removal of railings and replacement of existing door with sash window. Minor extension in height of existing projecting wing.
- (3) Alterations to fenestration at existing rear extension at lower ground and ground floor levels;
and

Front-

- (4) Replacement of lower ground floor window within lower ground floor lightwell.

And-

- (5) Change of use of building from 2 flats to single-dwelling-house.

The main considerations with this application are land use, design and conservation and amenity.

Land use-

The existing basement flat is accessed via the existing front lightwell and is currently occupied under a short-term tenancy. The owners of the upper flat own the basement flat and wish to re-convert the house to form a single-dwelling-house to be used by a single family. Policy DP2 resists the loss of 2 or more flats in a single development. This proposal results in the loss of 1 flat only and is therefore considered acceptable. The existing front lightwell access door is to be retained. This is considered acceptable.

Design and conservation-

Rear extension: the proposed extension would provide additional habitable accommodation with an extended playroom at lower ground floor level, an extended kitchen/dining area at ground floor and a study at first floor level to this dwelling house once re-converted into a single-dwelling house.

The site includes a small patio to the rear upper ground floor and a sunken yard to the lower ground

floor. The rear already benefits from a two-storey closet wing. Whilst this part of the building it is not visible from the public realm, Camden Planning Guidance (no. 1) resists the erection of 2-storey extensions (or more). This is compounded by the already existing extension.

The glazed two-storey extension as proposed is therefore unacceptable and contrary to guidance. The circumstances of the site (projecting flank wall and poor light into the site as a result) have been considered, however, not considered sufficient to make an exception on this case. A single-storey extension of similar nature (i.e. light-weight materials) was advised to being more acceptable at this location.

The slated pitched roof may be acceptable at a lower pitch. Ideally, this type of roofing is not considered the best alternative for this level and a glazed roof may be more appropriate. However, since the agent has advised that this would be less sustainable in energy terms, this could be re-considered with a new application.

Terrace and other rear alterations: The omission of the roof terrace/railings, minor extension to the existing two-storey wing and alterations to fenestration are considered acceptable in this context and not harmful to the character and appearance of the conservation area.

Front elevation window alterations: other lightwell fenestration on this terrace (nos 1-6) are of varied style and design and historic features mostly altered. The proposed replacement windows are of traditional design and appearance, glazed with timber frames and at similar location to the existing. This is considered acceptable and not harmful to the character and appearance of the CA.

The application refers to another rear extension at no. 12 Mornington Terrace. This proposal was approved in 2009 under similar guidance and design policies. However, this proposal cannot be directly compared to no. 12 where the development included a basement/lower ground floor extension and part-ground floor extension and therefore dramatically smaller to this proposal. It is noted that overall, the proposal results in overdevelopment, in particular at rear, which fails to appear subordinate to the host building and thereby harms the character and appearance of the conservation area. The proposal is therefore contrary to CPG1 and policies DP24 and DP25.

Amenity-

Rear terrace: there are no issues with the removal of the terrace from this rear elevation.

Rear extension: whilst the proposed extension is fully glazed it is not considered to likely to result in overlooking or other loss of amenity to neighbours as it is set behind the flank wall of no. 7 MT and behind the existing closet wing and more than 18m from the opposite terrace's rear elevation windows'. It is therefore unlikely that additional loss of privacy will occur to adjoining neighbours more than already achieved by views from existing terrace and windows.

Recommendation-

Refuse planning permission.