



**Site Key:**

— Boundary of applicants site



<b>Delegated Report</b> (Members Briefing)		Analysis sheet		Expiry Date:	29/07/2013
		N/A		Consultation Expiry Date:	25/06/2013
Officer			Application Number(s)		
Sam Fowler			2013/2766/P		
Application Address			Drawing Numbers		
1 Kingdon Road London NW6 1PJ			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
<b>Proposal(s)</b> Erection of a single storey rear extension at lower ground floor level, replacement of existing rear balcony and installation of metal staircase from rear ground floor to garden, enlargement and replacement of existing rear openings at lower ground floor, and rebuilding of existing garden boundary wall, all in connection with maisonette (Class C3).					
<b>Recommendation(s):</b>		Grant conditional permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	15	No. of responses	05	No. of objections	05
			No. electronic	00		
Summary of consultation responses:	<p>The objections primarily concerned:</p> <ul style="list-style-type: none"><li>• The developments appearance would be out of keeping within the surrounding area</li><li>• Overlooking and loss of privacy</li><li>• Loss of sunlight</li><li>• Loss of a tree and biodiversity</li><li>• General disturbance and harm to the properties above the site</li></ul> <p>These issues will be addressed below in 3.0, 4.0 and 5.0.</p>					
CAAC/Local groups comments:	N/A					

## Site Description

The building is a four level building located on the western side of Kingdon Road. The building has a three storey closet wing and a mature chestnut tree within the rear garden. The site is not located within a conservation area, and the building is not listed. The building has been divided into flats.

## Relevant History

2012/3311/P: Erection of 2-storey rear extension at lower ground and ground floor level, installation of metal staircase from rear ground floor to garden all in connection with change of use of maisonette into 1 x 2 bed flat at lower ground and a 1 x 2 bed flat at upper ground floor level (Class C3).  
Withdrawn, 30/08/2012

## Relevant policies

### National Planning Policy Framework 2012

### London Plan 2011

### LDF Core Strategy and Development Policies 2010

#### Core Strategy:

**CS1** (Distribution of growth)

**CS5** (Managing the impact of growth and development)

**CS14** (Promoting high quality places and conserving our heritage)

#### Development Policies:

**DP24** (Securing high quality design)

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

### Camden Planning Guidance 2011

CPG1 (Design)

## Assessment

### 1.0 Proposal

1.1 The application is for a single storey extension at ground floor level to the rear of the building. The structure would partially infill the space between the existing storey closet wing and the flank boundary. It would be deeper than the closet wing, and feature a roofline that pitches upwards as it moves away from the flank boundary. The extension would not however infill the area next to the kinked section of the side boundary wall which would be retained open.

1.2 The applicant is also seeking to increase the size of an existing balcony at first floor level, and create a staircase that would run up to this balcony from ground floor level, plus alter the window and door at ground level beneath the balcony.

1.3 The applicant has also indicated that as a result of the works, it is proposed to remove a mature chestnut tree located to the rear of the building next to the kinked side boundary wall.

### 2.0 Background

2.1 At the time of the previous planning permission, the applicant proposed a two storey rear extension. The Council considered this to not have a subordinate appearance to the main dwelling, and the applicant withdrew the application. All other aspects have remained the same.

### 3.0 Design and Appearance

3.1 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 specific regard to rear extensions, CPG1 outlines the general principles of rear extensions including that extensions are expected to respect and preserve the original design and proportions of the building including its architectural period and style and respect and preserve existing architectural features such as projecting bays. In addition CPG1 also states that extensions should respect and preserve the historic pattern of the surrounding area.

3.2 The proposed development consists of a relatively modest sized single storey extension which, given its overall depth and location at ground floor, would be a subordinate form of development. It would therefore not have any impact to the subject building, or the surrounding area. The same is considered applicable for the proposed increased in balcony size and introduction of a staircase. The window/door alterations are minor and in keeping with the host building's appearance. All elements are of modest design and in accordance with policies DP24 and DP25.

#### **4.0 Amenity**

4.1 While it is acknowledged that the balcony would increase in overall width, the windows to the attached neighbour are sited a significant distance away from the balcony, and the proposal would not result in any additional overlooking above that which currently exists between the application property and neighbouring properties. There are no windows for habitable rooms within close proximity to the proposed extension, and it would therefore not cause a detrimental impact to sunlight/daylight levels. Therefore the proposal is considered again to be acceptable.

#### **5.0 Landscaping**

5.1 Upon review of the application, the Tree and Landscaping Officer found the application to be generally acceptable. The property is not located within a conservation area, and the tree proposed to be removed does not have a Tree Preservation Order. The Tree and Landscape Officer determined that the chestnut tree did not have significant enough amenity to warrant its retention, provided it is replaced by another tree. Therefore a condition requiring a replacement tree will be added to the decision notice, should Council be of mind to approve it.

#### **6.0 Recommendation:** Grant conditional permission

### **DISCLAIMER**

Decision route to be decided by nominated members on *Monday 7<sup>th</sup> October 2013*.  
For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'

GCA Concepts  
61 Shanes Hill Road  
Kilwaughter  
Larne  
Co Antrim  
N. Ireland  
BT40 2TQ

Application Ref: **2013/2766/P**  
Please ask for: **Sam Fowler**  
Telephone: 020 7974 **2053**

02 October 2013

Dear Sir/Madam

**DRAFT**  
**DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:  
**1 Kingdon Road  
London  
NW6 1PJ**

**DECISION**

#### **Proposal:**

Erection of a single storey rear extension at lower ground floor level, replacement of existing rear balcony, enlargement and replacement of existing rear openings at lower ground floor, installation of metal staircase from rear ground floor to garden, rebuilding of existing garden boundary wall and associated works all in connection with maisonette (Class C3).

Drawing Nos: Design and Access Statement; A362-S01; A362-S02; A362-P01; A362-P02; A362-P04; A362-P05; A362-P06; A362-P07; A362-W01.

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### **Conditions and Reasons:**

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Design and Access Statement; A362-S01; A362-S02; A362-P01; A362-P02; A362-P04; A362-P05; A362-P06; A362-P07; A362-W01.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council->

[contacts/environment/contact-the-environmental-health-team.en](#) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

**DRAFT**

**DECISION**



Rear of the site:



