

Delegated Report		Analysis sheet		Expiry Date:		22/04/2013	
		N/A / attached		Consultation Expiry Date:		11/04/2013	
Officer				Application Number(s)			
Neil Quinn				2012/6703/P			
Application Address				Drawing Numbers			
24 Countess Road London NW5 2XJ				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single-storey side/ rear infill extension, with glazed doors to garden and pyramid roof light above.							
Recommendation(s):		Grant conditional permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice placed outside property 08/03/2013 to 29/03/2013. Press Notice published (Ham & High) 21/03/2013 to 11/04/2013. No responses received.					
CAAC/Local groups comments:		Kentish Town CAAC: No response received to date.					

Site Description

24 Countess Road is a three-storey end-of-terrace property, which is unlisted but is situated within the Kentish Town Conservation Area. It is occupied as a single family dwelling. The rear of the building currently has a part-width two storey closet wing extension, typical of the rear of properties along this terrace.

Relevant History

None found.

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)
CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)

DP2 (Making full use of Camden's capacity for housing)
DP22 (Promoting sustainable design and construction)
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)

Kentish Town Conservation Area Appraisal and Management Strategy, 2011

London Plan, 2011

NPPF, 2012

Assessment

Proposal

Planning permission is sought for the erection of a single storey rear extension at lower ground floor level, infilling the gap between the existing closet wing and the boundary with No. 22 Countess Road. The extension would have a flat roof with glazed pyramid rooflight above, and a set of timber framed doors with timber fascia band above to the rear elevation.

Considerations

Design / Impact on CA

Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia *'preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...'*. The property lies within the Kentish Town Conservation Area, and any alterations/extension to these buildings should *preserve and enhance* the character and appearance of this conservation area.

The proposed extension is considered to be of an acceptable scale and bulk, particularly since it would not project further into the rear garden than the existing rear addition, ensuring a sufficient amount of this garden would remain intact. This type of infill extension is common to the area, with a number of similar extensions being built to the rear of adjoining properties on Countess Road and Lady Margaret Road (to the west). Although the infill extension at No. 26, which the proposed extension would abut, was built under permitted development, it reflects the character of rear extensions within this part of the conservation area.

The use of timber is appropriate to reflect the style and detailing of the host building, and on balance the pyramid rooflight is acceptable given it would be obscured from many private, as well as public, views. On this basis, the proposal would preserve the character and appearance of both the host building and this part of the Kentish Town CA.

Residential amenity

The Council has a duty to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause material harm to amenity in accordance with Policy DP26.

The proposal would not raise any issues with regard to harm to residential amenity through loss of daylight/sunlight, loss of privacy or overshadowing, since it would abut the rear extension at No. 26 and would not project further into the rear garden. The new doors would also not give rise to any overlooking issues to the rear of properties on Lady Margaret, given there is sufficient boundary treatment in place, and the mutual views already afforded between properties in this area.

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