

Delegated Report (Members briefing)		Analysis sheet		Expiry Date:	11/02/2013
		N/A / attached		Consultation Expiry Date:	31/01/2013
Officer			Application Number(s)		
Hilary Cuddy			2012/6688/P		
Application Address			Drawing Numbers		
21 Rosecroft Avenue London NW3 7QA			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Single storey rear extension to lower ground floor levels of existing dwelling house (Class C3).					
Recommendation(s):		Grant Planning Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	16	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>An objection was received from the occupier of 23 Rosecroft Aveune on the following grounds:</p> <p>1.The proposed extension will greatly increase the impression of the bulk of the building because of its elevated position and relatively close proximity to the boundary of the neighbouring garden;</p> <p>2. The recess in the line of the building where there is a brick oven is to be filled in will cause a significant loss of light.</p> <p>3. The French windows which currently face onto the property's own garden will face onto the garden of no. 23 adding a loss of privacy.</p> <p>1. See sections 1 and 3 for officer's response 2. See sections 1 and 4 for officer's response 3. See section 4 for officer's response</p>					
CAAC/Local groups* comments: *Please Specify	<p>Redington and Frognal CAAC objected on the grounds that:</p> <p>-The extension is excessive;</p> <p>-Possible increase to 2 storeys would be dominant relative to the original building;</p> <p>-Approval could set a precedent for similar treatment to no. 19 Rosecroft Avenue.</p> <p>See section 1 for officer's response. The proposal has been revised, reducing the extension to single-storey height and reducing the extension size.</p>					
Site Description						
<p>The application property relates to a 1960's semi-detached property on Rosecroft Avenue. The property is a brick-built, single family dwelling on three storeys with an additional lower-ground floor level. The property is within the Redington and Frognal Conservation Area and is noted as having a neutral contribution to the area.</p>						
Relevant History						
<p>PWX0002033-Certificate of proposed use for replacement window and doors and new stair at side and rear. GRANTED 24/02/2000.</p>						
Relevant policies						
<p>NPPF The London Plan LDF Core Strategy and Development Policies 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</p> <p>Camden Planning Guidance 2011: 1 (design) & 6 (amenity)</p> <p>Redington and Frognal Conservation Area Statement (2003)</p>						

Audit

Guidelines: Rear Extensions/Conservatories, Polices RF22-26.

Assessment

1. Proposal

1.1 The proposal refers to:

1. Rear Lower ground floor extensions to rear and side;
2. Window and door changes;
3. Replacement of front door with a timber leaf and half front door.

1.2 The extension originally submitted included a single storey extension to the lower ground floor level measuring 7.2mdx4mdx 2.2mh. The original proposal sought to bring out the rear elevation of the property by 1.2m at lower-ground floor levels in addition to a two-storey infill extension in the recess measuring 1.75m deep by 2.62m wide. In addition the proposal included a side extension to the lower ground floor with the addition of a rooflight and new entrance door. The side extension measures 0.8m wide, 7m d and 3.5mh. In addition the proposal introduced a Juliet balcony to the rear of the property at upper ground floor level.

1.3 Following revisions the depth of the lower ground floor element was reduced by 1.2m and the extension now measures 6m deep, 4m wide and 2.2m high. The infill extension in the existing recess is also at single storey level measuring 1.75md by 2.62m wide. The upper ground floor element and the Juliet balcony have been removed from the scheme. The side extension has not been revised.

2. Assessment

2.1 Principal issues are **a]** Design and impact on the character and appearance on the Conservation Area, **b]** impact on amenity.

3. Design and the Impact on the Conservation Area:

3.1.1 Policy DP24 advocates for the highest standard of design and in considering proposals the Council takes into account the character, setting, context and the form and scale of neighbouring buildings. Where alterations and extensions are proposed the Council also considers the character and proportions of the existing building. Policies CS14 and DP25 seek to preserve and enhance the character and appearance of conservation area. In addition the Redington and Frognal Conservation Area statement notes that extensions to existing dwellings can have a cumulative impact on elements that contribute to the character and appearance of buildings, streets and areas as a whole.

3.2 Extension:

3.2.1 The revised proposal has served to address the concerns raised in the consultation in regards to the size and mass of the extension. Following negotiations, the design and overall bulk of the proposed rear extension has been reduced.

3.2.2 The proposed lower ground floor extension would be modest in scale in relation to the host building and the garden area and is therefore in accordance with DP24 and DP25 of the LDF. In addition the side extension is considered a subordinate element to the host building and is considered to comply with polices and guidance and would preserve and enhance the conservation area.

3.2.3 The proposed extension uses materials to match the host building including brickwork, render and slimline glazing. The roof of the extension at lower ground floor would be Sedum with a fixed glass rooflight. To the side elevation of the extension to the lower ground floor there are proposed sliding doors and a glass balustrade. To the rear elevation there are proposed sliding glass doors leading to the rear garden.

3.2.4 The rear of the building is only visible from private views within the garden itself and from neighbouring properties. The removal of the first floor element would ensure that the symmetry of the pair and the form of the

original rear projections can still be read.

3.2.5 The revised proposal would not appear as a prominent feature in the rear garden or as seen from neighbouring properties. The scheme is in accordance with Camden's development policies and guidance and would preserve and enhance the character and appearance of the conservation area.

3.3 Window and Door Changes and Replacement of Front Door:

3.3.1 To the side elevation the three multi-paned windows have been replaced with simple glazed windows. To the ground floor the existing multi-paned window will be replaced with an oriel window. In addition the proposal seeks to add 4 new windows at ground and lower ground floor levels along with a door which will be accessed by three steps.

3.3.2 The replacement for the window and doors after revisions are considered to comply with CPG1 on Design in the choice of materials and are in accordance with DP24 and 25 of the LDF. These elements of the proposal are considered acceptable.

4. Biodiversity-Green Roof

4.1 The use of a green roof is encouraged and is considered an appropriate design in relation to the existing building. Information has been provided demonstrating the sectional build up of the roof, the proposed planting and the maintenance the roof will require. However it would need to be ensured that consideration is given to the long term viability of the green roof, and a programme for an initial scheme of maintenance retained and maintained in accordance with the approved scheme of maintenance. A condition will be attached to any permission granted.

5. Amenity:

5.1 Objections have been raised in regards to the proposed windows at the upper ground level and how this would impact the privacy of no 23. Rosecroft Avenue. These windows are not considered to result in any further impacts of overlooking compared to the existing situation as there is already a large window on the side elevation. In addition there is dense foliage between the properties and therefore the impact would not be detrimental. The neighbouring properties on Hollycroft Avenue are over 28m and therefore will not be impacted in amenity terms by the proposed extension.

5.2 The proposed ground floor rear extension is not considered to have a detrimental impact on the amenity of neighbouring occupiers. The proposed extension to lower ground floor level, although deep is single storey and on the same ground level as no 19. Rosecroft Avenue. In addition the location of the windows on the lower ground floor of no. 19 are due South West and therefore any loss of daylight would be insignificant.

5.3 The rear extension, on account of its depth, would not cause any loss of outlook or privacy to adjoining windows or occupiers and therefore this would not be a reason for refusal. It is therefore considered that the development would not cause any undue impact to the residential amenities of the occupiers of any neighbouring properties and is in accordance with DP26 and CPG6 paragraph 7.

6. Conclusion:

6.1 The design and appearance of the proposal is in accordance with design guidance CPG1 and policies CS14, DP24, DP25 of Camden's LDF. The council is satisfied that the proposal would not have a detrimental impact on the daylight/sunlight received by neighbouring properties and as such considers the proposal acceptable in amenity terms and design.

7. Recommendation: Grant planning permission.

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