

Delegated Report		Analysis sheet		Expiry Date:	13/02/2013
		N/A / attached		Consultation Expiry Date:	31/01/2013
Officer			Application Number(s)		
Hilary Cuddy			2012/6634/P		
Application Address			Drawing Numbers		
29 Edis Street London NW1 8LE			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Single storey extension at rear basement level with roof terrace above and French doors, including replacement of windows and installation of conservation rooflights to front roof slope of dwelling house (Class C3).					
Recommendation(s):		Grant Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed between 28/12/2012 and 18/01/2013. A press notice was published between 10/01/2013 and 31/01/2013.</p> <p>No responses have been received.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Primrose Hill CAAC</p> <p>1: Objection to the proposed rooflights on the front roof slope. It has been established in appeal decisions that the group of 4 house of which this house is a part have distinctive roofs, with roofs sloping to a front eaves, unlike the rest of the houses in the street which have roofs behind front parapets. This distinction is important and reinforced by the visibility of the roofs in views from Chalcot Road. For this reason, the 4 houses have been identified as a group in the Council's duly adopted Primrose Hill Conservation Area Statement, which also advises that any roof extension or alteration within this group that changes the shape or form of the roof is unlikely to be acceptable. The form of the roof would be interrupted, and so harmfully changed, by the proposed rooflights. We note that this guidance was given substantial weight by the Inspector dismissing an appeal on the next-door house, no 30, in 2009 [ref: APP/X5210/A/08/2086723]. We note that the remainder of the changes at roof level could be undertaken without harm, and that the rooflights are not essential to provide natural light to a room which would be well lit by the rear window;</p> <p>2. No objection to the proposed rear extension at lower ground floor.</p> <p>Officers response:</p> <p><i>The rooflights have subsequently been removed from the planning application.</i></p>					

Site Description

The property is a three storey over basement residential property built circa mid 19th century located on the south east side of Edis Street. The property has an roof extension built in the early 1970's. It is located within the Primrose Hill Conservation Area and is recognised as making a positive contribution to the conservation area, with particular reference in the Conservation Area Statement to the unimpaired roofline between no. 28-31 Edis Street. The application property is a single family dwelling.

Relevant History

29 Edis Street

8198- Formation of an additional room at roof level at 29 Edis Street, N.W.1. Granted 12/03/1970.

30 Edis Street

8802032- Retention of the basement as a self contained flat. Granted 20/12/1988;

2007/5006/P- Erection of a mansard roof with 2 dormers on the front and rear roof slope, and a erection of a single storey rear extension at basement level with roof terrace above accessed from ground floor level, in association with the conversion of the basement flat and upper maisonette into a single dwellinghouse. Refused 20/02/2008;

2008/0977/P- Erection of roof extension to rear roofslope, installation of two rooflights on the front roofslope, erection of rear basement level extension with terrace over at ground floor level and replacement of existing window at ground floor level with french doors all in connection with change of use of basement flat and upper floor maisonette to a single-family dwellinghouse. Refused 14/04/2008.

Relevant policies

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

Camden Planning Guidance 2011: 1 (design) & 6 (amenity)

Primrose Hill Conservation Area Statement (2001)

Character and Appearance of the Area

Audit

Guidelines

Assessment

1.0 Proposal

1.1 Permission is sought for:

-A single storey rear extension at basement level with a roof terrace to ground floor level. The extension is relatively small in size measuring 5.2m wide, 2.1m deep and 1.1m high. The extension would infill the rear closet wings of the subject and adjoining property. To the ground floor at rear elevation the current sash windows would be replaced with full length French doors leading onto the terrace. A glass balustrade is proposed to the terrace;

-Replacement of the current casement windows with timber sliding sash to the rear attic dormer extension, basement lightwell and rear ground floor closet wing;

-Alterations to the front door including the replacement of two solid timber panels with opaque glass panels.

2.0 Assessment

2.1 Principal issues are **a)** design and appearance and the impact on the character and appearance on the Conservation Area and **b)** impact on amenity.

3.0 Design

3.1 Infill extension to lower ground floor: The proposed extension would create an infill between the closet wing of the subject and adjoining property. The extension does not extend further than the current closet wing rear wall. The proposed materials are London Stock Brickwork and glass and are considered to complement the host building and in accordance with CPG1, chapter 4. The extension would have bi-folding doors extending across the rear elevation and a glass roof over. The extension would infill between the closet wings with a width of 2.8 m. The extension would be full width at 5.2m, 2.1m deep and 1.1m high.

3.1.1 The development would not be visible from the public realm and would constitute a modest addition to the property. The chosen design would maximize the glazed areas of the extension. This would ensure that it would have a lightweight appearance and not detract from the original features on the main part of the building. In addition, due to its lightweight appearance, it would not dominate the rear amenity area of the site. It is not considered to be significant in height or mass, and is considered overall to be a modest sized extension, which would match the design characteristics of other extensions in the area. Due to its modest size, it would not be detrimental to the character and appearance of the Primrose Hill Conservation Area in accordance with policies CS14, DP24 and DP25 of the LDF.

3.2 Glass Balustrade to terrace: This element of the scheme is considered acceptable and serves to compliment the materials and design of the proposed extension. There are similar examples seen in neighbouring properties, notably at 63 Princess Road, 2012/1824/P; 10 Edis Street, 2007/1672/P; 51 Princess Road, 2011/0398/P and 30 Edis Street, 2008/0977/P.

3.3 Replacement of Windows to front elevation and rear elevation: The existing, presumed non-original, casement windows to the front lightwell and rear ground floor closet wing will be replaced with painted timber sliding box frame sash. The existing casement windows to the rear attic extension will also be replaced with painted timber sliding box frame sash. The replacement of the windows are an improvement on the existing timber casement windows and serve to preserve and enhance the conservation area and are therefore in accordance with DP24 and DP25 and CPG1, paragraph 4.7.

3.4 Replacement glass panels to the front door: The alterations to the front door are considered to be in keeping with the neighbouring properties and the wider conservation area and are considered acceptable and in accordance with DP25 of the LDF.

4.0 Amenity

4.1 The extension is at basement level only and would not rise above neighbouring extensions. The basement extension is of lightweight, primarily glass, construction and would be subordinate to the host building. The basement extension would not cause a sense of enclosure to neighbouring properties, nor increase overlooking of neighbouring properties.

4.2 Sunlight/Daylight: The proposed development would not protrude beyond the rear wall of the host dwelling, nor would it protrude past the existing rear wall of the adjoining properties. Therefore it would have no impact to neighbouring property in terms of neither loss of sunlight/daylight, nor loss of outlook and is therefore considered acceptable and in accordance with DP26 and CPG6 paragraph 6.

4.3 Privacy: The proposed roof terrace would not result in overlooking into the neighbouring properties at 30 and 28 Edis

Street. The properties on Princess Road are approximately 11 meters away and it is felt that the rear roof terrace will not result in greater overlooking than the existing rear windows to the ground floor level.

4.4 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.

5.0 Conclusion

5.1 In conclusion, it is considered that the proposed works would be an acceptable form of development which would not cause harm to the character and appearance of the surrounding Conservation Area. As such the development would accord with the relevant policies of the Camden Development Framework.

6.0 Recommendation: Grant Full Planning Permission.

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