

Delegated Report		Analysis sheet		Expiry Date:		25/12/2012	
		N/A		Consultation Expiry Date:		06/12/2012	
Officer				Application Number(s)			
Gideon Whittingham				2012/5772/P			
Application Address				Drawing Numbers			
38 Countess Road London NW5 2XJ				Refer to draft notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey infill extension located at rear ground floor level, installation of external staircase accessing existing first floor terrace and associated elevational alterations to single dwellinghouse (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed on 09/11/2012 and a public notice was published in the Ham & High on 15/11/2012.</p> <p>No objections were received</p>					
CAAC/Local groups comments:		The Kentish Town CAAC were formally consulted. No response has been received to date.					

Site Description

This application relates to a 3 storey dwellinghouse, comprising ground, first and second floor levels, located on the south side of Countess Road.

The site is situated within the Kentish Town conservation area but is not listed.

Relevant History

N/A

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012

London Plan 2011

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:

CPG1 Design; CPG6 Amenity

The Kentish Town conservation area appraisal and management strategy (2011)

Assessment

1. Proposal:

1.1 The application proposes:

- The erection of a single storey infill extension measuring 3.4m in height (3m eaves) x 2.3m in width and 6.2m in depth, providing 15 sqm of additional residential accommodation at rear ground floor level. The brick faced extension would feature a flat roof comprising a pitched (7sqm) and flat (1sqm) rooflight above and 2 timber glazed doors to the rear elevation.
- The erection of a metal framed spiral staircase providing garden access to and from an existing terrace located above the ground floor closet wing extension.
- Enlarge existing timber framed doorway located at rear first floor level providing access onto existing terrace.
- Install a pair of timber framed doors to the flank and rear elevation of the existing closet wing extension at ground floor level.

1.2 Revisions have been made during the course of the application to include:

- Reduction in depth of single storey infill extension

1.3 The principal considerations material to the determination of this application are summarised as follows:

- Design
- Amenity

2. Assessment

Design

2.1 The south side of Countess Road, namely Nos. 24-46 (evens), is characterised at the rear by closet wing extensions up to first floor level, maintaining a void lightwell pattern, many of which have subsequently been in-filled by single storey extensions at ground floor level. Of the 11 buildings within this terrace, 3 (Nos. 26, 28 and 34) feature infill extensions, all of which match the depth of the closet wings (6.4m). Within this context, the pattern and depth of rear infill extensions has adequately been established along this particular terrace.

2.2 In contrast with the prevailing development however, Nos.38 and 40 feature rear closet wings which project rearward by 8m. In mind of the prevailing development along the terrace, it is considered an extension of 6.2m rather than 8m is appropriate to preserve the character of the terrace.

2.3 The proposed infill extension would be brick faced and feature timber framed doors which would appropriately match the style and appearance of the main building. The recessed position of the infill, set 2m from the rearward line of the closet wing, would represent a visually subordinate addition which would preserve the character and appearance of the building and wider conservation area.

2.4 In terms of the associated external alterations, in particular the alteration of doors at ground and first floor level, as well as the installation of a spiral staircase, the works are considerate to the style and appearance of the building and would preserve the character of the building.

Amenity

2.5 The proposed extension, by virtue of its location within a south facing garden and recessed position set behind the projecting 2 storey closet wing would not result in a significant loss of sunlight/daylight to No.36 Countess Road which would substantiate a refusal on this issue alone. Although the existing boundary wall with No.36 Countess Road would be increased in height from 1.7m up to 3m, it is considered that no significant increase in harm would be caused in terms of outlook.

2.6 In terms of privacy, the provision of additional access to the first floor terrace would be of no greater detriment to the surrounding occupiers than the building's existing arrangement.

Recommendation: Grant Planning Permission

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