

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>10/12/2012</b>	
		N/A		<b>Consultation Expiry Date:</b>		22/11/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Craig Raybould				2012/5505/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
82 Harmood Street London NW1 8DS				Refer to draft decision			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
<p>Glazed rear ground floor extension comprising infill and projecting elements, insertion of new timber framed sash window at rear first floor level and new conservation rooflight to the rear of dwelling house (Class C3).</p>							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	17	No. of responses	01	No. of objections	00
				No. Electronic	00		
<b>Summary of consultation responses:</b>		<p>A press notice was placed in the Ham &amp; High newspaper from 01/11/2012 to 22/11/2012.</p> <p>A site notice was displayed from 26/10/2012 to 16/11/2012.</p> <p><b>Comments in support</b></p> <p><u>Occupiers of no. 84 Harmood Street</u> Support the application as it would allow the property to be lived in.</p>					
<b>CAAC/Local groups comments:</b>		N/A					

## Site Description

The application site is a two storey residential terrace house (Class C3) located mid-way along Harmood Street. The property forms part of the unified terrace of C19th century residential properties of a similar architectural design and composition being each two windows wide and with a consistent parapet line.

No. 82 is finished in a London stock brick with 6-over-6 pane, timber framed sliding sash windows. To the front the roof line terminates with a small parapet. To the rear the property is finished in white painted brickwork. There is an existing two storey rear projection which is a typical feature of the properties in this terrace. The property is currently vacant and internally is in a poor state of repair.

The site is located in the Harmood Street Conservation Area and is identified as making a positive contribution to its special character.

## Relevant History

No relevant history.

## Relevant policies

### LDF Core Strategy and Development Policies

#### LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

#### Development Policies

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)

### Harmood Street Conservation Area Statement (2005)

### The London Plan (2011)

### The NPPF 2012

## Assessment

### 1. Proposals

1.1 The application proposes the erection of a single storey glazed extension at rear ground floor level. The extension comprises of 2 elements: a glazed infill extension to the rear of the main building and a glazed projection extending 2.65m from the original two storey extension.

1.2 The proposals have been amended following negotiations with the applicant. The original submission comprised a full width glazed ground floor extension which projected 2.7m into the rear garden. The proposals effectively doubled the footprint of the building and its full width nature was considered to relate poorly to the main building. The revised proposals have been reduced in size and shape in order to reduce the footprint of the extension and retain the 'L' shaped plan form of the building which is a typical feature of buildings in this terrace row.

1.3 The key planning considerations associated with the proposals are:

- Design and Conservation
- Amenity.

### 2. Analysis

#### *Design and Conservation*

2.1 Whilst the proposed extension is modern in terms of appearance, it would create a juxtaposition with the main building that respects its architectural form and composition. Its lightweight, translucent appearance reduces its visual impact and allows for the form and shape of the original building to remain visible. The two elements of the extension reinforce the 'L' shaped plan form of the building and reflect the footprint of neighbouring buildings in this terrace row. The glazed doors would consist of timber frames and white rendered surrounds, which would relate well to the materials of the main building. It is also relevant that owing to the confinement of the works to the rear, the proposals would only be visible from a small number of flats on Castle Mews.

2.2 The proposed first floor sash window matches the fenestration on the rest of the property and is a typical feature found on

2.3 Taken as a whole, the scheme is considered to be a successful design solution that is sympathetic to the main building and preserves and enhances the character and appearance of the conservation area. This complies with policies CS14, DP24 and DP25.

#### *Amenity*

2.4 Owing to its single storey height, the proposals would not create any overshadowing or sense of overbearing to neighbouring buildings, nor is it considered to give rise to any noise or disturbance beyond that which is considered ancillary to the enjoyment of the dwelling. A letter of support has been received from the occupier of no. 84 Harmood Street who welcomes the proposals if it would allow the property to be inhabited once again.

2.5 The proposals are not considered to raise any amenity concerns and comply with policies CS5 and DP26.

**3. Recommendation:** Grant planning permission.

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