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| Delegated Report | | Analysis sheet | | Expiry Date: | 27/08/2012 |
| | | N/A / attached | | Consultation Expiry Date: | 09/08/2012 |
| Officer | | | Application Number(s) | | |
| Sam Fowler | | | 2012/3091/P 2012/3520/L | | |
| Application Address | | | Drawing Numbers | | |
| Flat 1 29 Gloucester Crescent London NW1 7DL | | | Refer to draft decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| Erection of two-storey rear extension at lower ground and ground floor level to existing dwelling (Class C3). | | | | | |
| Recommendation(s): | | Refuse | | | |
| Application Type: | | Full Planning Permission | | | |

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|---|--|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 17 | No. of responses | 03 | No. of objections | 03 |
| | | | No. electronic | 00 | | |
| Summary of consultation responses: | <p>Site notice: 13/07/2012 Ham and High advertisement: 17/07/2012</p> <p>In the two responses from the public, the following issues were raised: Detrimental impact to the design and appearance of the building Potential impact to residential amenity Risks to personal safety</p> | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | <p>Primrose Hill CAAC:</p> <p>1. The additional projection at the rear is seriously damaging to the footprint and plan of the Listed Building, while the solid addition proposed at the first floor is an alien intrusion, fundamentally against the original pattern of back additions in this group. It is seriously harmful to the Listed Building. It fails to recognize the distinction between a light, glazed, infill structure which contrasts with the masonry structure within which it is located, and proposes another masonry structure which alters the essential balance of the elevations.</p> <p>2. We object strongly to the addition proposed on the front elevation, which would seriously harm the distinctive appearance of the side porch which is an important element in the Listed Building and the street. By bringing forward the elevation of the side addition at the rear of the porch, the proposal would diminish the quality of a porch which is seen as attached to the main house but also free-standing to the side. The proposal would damage the significance of the Listed Building and be harmful to the character and appearance of the conservation area.</p> | | | | | |

Site Description

The site is located on the eastern side of Gloucester Crescent, in a residential area near Camden Town. The application concerns Flat 1 No. 29 which occupies the lower ground and ground floor of this listed Victorian house which stands at the end of one of the set terraces of this part of Gloucester Crescent. Flat 1 benefits from a wider than average plot and has an uncharacteristic and substantial historic extension which extends well in to the garden.

The building is a Grade II Listed Building, and the site is located in the Primrose Hill Conservation Area.

Relevant History

There is no planning history for this site relevant to this application.

28 Gloucester Crescent:

2012/3019/P, Erection of two-storey rear extension with glazed roof lantern at lower ground and ground floor level and internal alterations to existing dwellinghouse (Class C3). Currently under assessment.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Primrose Hill Conservation Area Appraisal and Management Strategy (CAAMS)

Camden Planning Guidance 2011

CPG1 (Design)

CPG3 (Sustainability)

CPG6 (Amenity)

Assessment

Planning permission is sought for the erection of a two storey rear extension at lower ground and ground floor level, extending an area that has already been infilled with a 20th century conservatory. Also proposed is an infill extension to the front side access passage and the creation of garden access from the upper ground floor via a metal staircase.

Design and appearance –

Under 4.10 of Camden Planning Guidance 1 (CPG1), it is stated, in relation to rear extensions, that:

Rear extensions should be designed to:

- *be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
- *respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*
- *allow for the retention of a reasonable sized garden; and*
- *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*

Further to this, under “Rear Extensions/conservatories” of the Primrose Hill CAAMS, it also goes on to state that:

“PH25 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.

PH26 Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

PH27 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.”

In principle, the extension of the conservatory at lower ground floor would be acceptable, given the depth of the existing extension. However, in conjunction with comments received from the Conservation and Urban Design Officer, the proposed rear extension at ground floor level is considered to be unacceptable.

The proposed development would essentially create a double height full width rear extension. This would overwhelm the original proportions of the rear elevation and therefore would not be in harmony with the rear elevation of the property. This is contrary to several aspects of both policies stated above, and for this reason it should be refused. It is also considered that the loss of the rear window and the impact on the rear ground floor room to create an internal kitchen are unacceptable in terms of the loss of historic fabric and the negative impact on the spatial quality of the room.

The proposals are therefore refused on grounds of unacceptable design, bulk and form, being contrary to policies DP24 and DP25.

Amenity –

Under 4.10 of CPG1, it states that rear extension developments should be designed to “not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;”

The proposed development is located along the shared boundary with no. 28 Gloucester Crescent, and would be creating a two storey rear extension within close proximity to this property. As mentioned above in the “Relevant History” section, there is currently an application in to undertake a two storey rear extension to this property as well. However, as both of these applications have been submitted independent of each other, then there is potential that one could be undertaken without the other planning permission been undertaken as well. The proposal therefore has to be treated based on its own merits, and the existing nature of the neighbouring property at no, 28.

In this regard, there is a primary window for a bedroom at lower ground floor, and a window for a living room at ground floor within the rear elevation of no. 28 Gloucester Crescent. The proposed two storey development would be extending significantly past these windows. Due to the orientation of the properties, the creation of a two storey rear extension would likely cause a significant loss of light to those windows located in the rear elevation of no. 28. The applicant has not submitted a daylight and sunlight study which suggests otherwise. Therefore, in the absence of a daylight and sunlight assessment the proposal is considered unacceptable. The proposal would cause undue impacts to the residential amenities of the occupiers of the neighbouring property no 39. Ravenshaw Street, and for this reason it should be refused.

Insofar as no. 30 Gloucester Crescent, it is considered that the existing extension would screen the development from this property, and the development would have no impact on the residential amenities of the occupiers of this site.

Recommendation: Refuse planning permission

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