

Delegated Report		Analysis sheet		Expiry Date:		24/08/2012	
		N/A		Consultation Expiry Date:		09/08/2012	
Officer				Application Number(s)			
Gideon Whittingham				2012/3414/P			
Application Address				Drawing Numbers			
56 Rochester Road London NW1 9JG				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>The erection of an additional floor on existing 3 storey rear closet wing extension and replacement of existing 2 storey rear conservatory to provide additional accommodation to house (Class C3).</p>							
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	50	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 16/07/2012 (expiring on 06/08/2012) and a public notice was published in the Ham & High from 19/07/2012 (expiring on 09/08/2012).</p> <p>To date no representations have been received.</p>					
CAAC/Local groups comments:		The Rochester CAAC were formally consulted. No response has been received to date.					

Site Description

This application relates to a raised two-storey semi detached (with No.57 Rochester Road) dwellinghouse comprising basement, ground and first floor levels. The building is located on the South-West side of Rochester Road, within the Rochester Conservation Area.

The building is not listed but has been identified as making a positive contribution to the character and

appearance of the conservation area in the Rochester Conservation Area Statement.

The predominant character of the surrounding area is, like the application site, residential in nature.

Relevant History

- H12/10/8/34620: Pp granted (05/10/1982) for the erection of a single storey bathroom extension at side first floor level. 05/10/1982
- 8802319 - Pp granted (06/09/1988) for the erection of a single storey bathroom extension at side at first floor level.
- 2011/0792/P – Pp granted (08/04/2011) for the erection of timber-framed two-storey conservatory at ground and first floor level following demolition of existing, to rear of single dwelling (Class C3)
- CA/2012/ENQ/03666 – pre application advice was sought in May 2012 for the erection of a single storey closet wing extension up to main eaves height located at rear first floor level, replacement of existing 2 storey rear conservatory located at rear basement floor level, the erection of a single storey side extension upon existing 2storey extension and roof level pyramid extension.
- 2012/3415/P - The erection of a single storey closet wing extension up to main eaves height located at rear first floor level and replacement of existing 2 storey rear conservatory located at rear basement floor level (Class C3). This application is currently under consideration.
- 2012/3416/P -The erection of a single storey closet wing extension up to main eaves height located at rear first floor level, replacement of existing 2 storey rear conservatory located at rear basement floor level , the erection of a single storey side extension upon existing 2 storey extension and roof level pyramid extension (Class C3). This application is currently under consideration.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategies

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)

Camden Planning Guidance 2011: CPG1 Design (section 4); CPG6 Amenity;

Rochester Conservation Area Statement 2001 (pages: 23-27)

London Plan 2011

NPPF 2012

Assessment

1. Proposal:

1.1 The application proposes:

- The replacement of an existing timber framed 2 storey infill conservatory, measuring approximately 4m (height) x 2.5m (width) x 2.4m (depth) with a metal framed 2 storey infill conservatory, measuring approximately 4m (height) x 2.5m (width) x 2.4m (depth).
- The erection of a single storey brick faced extension upon an existing two storey closet wing. The resulting closet wing would be set approximately 200mm below main roof eaves height. The rear elevation would feature a single panel window. The flat roof would comprise a rooflight measuring 1.7m x1.7m. A window at rear basement floor level would also be altered.

1.2 The application has, since submission, been amended and now reflects an appropriate approach to altering the character and appearance of the building, namely:

- The height of the closet wing extension has been reduced to match the adjoining property of No.57 Rochester Road, as advised by officers.

1.3 The main issues for consideration are:

- The impact of the proposal upon the character or appearance of the buildings and the surrounding conservation area and;
- The impact that the proposal may have upon the amenity of the occupiers of the neighbouring properties.

2. Impact of the extensions upon the host building and surrounding conservation area:

Closet wing extension:

2.1 The paired villa of No.57 Rochester Road features a three storey brick faced closet wing extension. Comprising a basement, ground and first floor levels, the closet wing is brick faced and terminates below the main eaves. In comparison, the host building features an existing two storey closet wing located at rear basement floor level, approximately 1.2 metres below its neighbour at No.57 Rochester Road.

2.2 In most cases, there is a presumption that extensions that are higher than one full storey below roof eaves/parapet level would be strongly discouraged. It is considered that extensions, particularly closet wing extensions should be viewed as subordinate, by virtue of its height, size and bulk, to the original building.

2.3 When assessed against prevailing development, in particular the paired property of No.57, an increase in height to the rear closet wing to match that of No.57 would aid in balancing the pair. The revision ensures that the extension would now approximately match the height of the adjoining house's closet wing. It is also considered, by its detailed design and materials, the proposal would be appropriate in style and appearance and would preserve the character and appearance of the host building, its symmetry with its pair, and the conservation area.

Conservatory:

2.4 With regard to the replacement 2 storey glazed infill conservatory, the principal of demolition and replacement, maintaining the same footprint and height whilst varying its design has been established in 2011 (see history, ref: 2011/0792/P). This application seeks again to replicate the same footprint, whilst altering the detailed design of the conservatory, by virtue of featuring fewer glazing bars and an altered roof pitch.

2.5 Guidance forming part of the Rochester conservation area statement states *"conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of the original building. Conservatories at high level will not be permitted."*

2.6 Within this context, there is a general presumption that a 2 storey infill conservatory would be resisted, by virtue of its terminating height, size and context, given that no such extension exists at No.57 Rochester Road. However, given that this proposal would essentially result in the detailed design alteration of an existing conservatory, the proposal is considered acceptable. The proposed framing materials and detailed design, when compared to the existing structure, are considered sympathetic to the character and appearance of the building.

2.7 The reconstruction of the foundations of the conservatory may affect the roots of three trees (a pear, an elder and a lime tree) located within influencing distance of the property, in adjoining gardens, and therefore an informative should be added to the decision advising the applicants that, given that the trees are within a conservation area, consent would be required if any works to the

trees are necessary in order to rebuild the conservatory, for instance if root works are required.

3. Neighbour amenity

3.1 It is considered that no undue harm would be caused with regard to the amenity of the neighbouring properties in terms of access to sunlight, daylight, visual bulk or sense of enclosure.

3.2 The proposed increase in height of the rear closet wing by approximately 500mm, by virtue of its extent, distance from No.57 and lack of fenestration to the flank elevation, would not result in a loss of sunlight/daylight nor would it present any increased sense of enclosure to the adjoining and surrounding properties.

3.3 Although the 'use' of the replacement conservatory would allow a degree of overlooking to a rear ground floor level flank window of No.57 Rochester Road, it is considered the proposal would be of no greater detriment to the privacy of the adjoining property than the existing conservatory's arrangement and thus no further harm would be caused.

Recommendation: Grant planning permission

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