

Delegated Report		Analysis sheet		Expiry Date:		05/10/2012	
		N/A / attached		Consultation Expiry Date:		20/09/2012	
Officer				Application Number(s)			
Elaine Quigley				(i) 2012/3664/P (ii) 2012/4286/L			
Application Address				Drawing Numbers			
13 Arlington Road London NW1 7ER				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
(i) Erection of single storey rear ground floor level extension and replacement of existing doors at rear first floor level with glazed windows all in connection with existing flat (Class C3).							
(ii) Erection of single storey rear ground floor level extension and replacement of existing doors at rear first floor level with glazed windows all in connection with existing flat (Class C3).							
Recommendation(s):		Refuse planning permission Refuse listed building consent					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed on 22/08/2012 (expired 12/09/2012) and a press notice was published on 30/08/2012 (expired 20/09/2012). 1 letter of objection was received from Flat C, 30 Albert Street raising the following concerns:</p> <ul style="list-style-type: none"> The proposed extension would result current view and light and remove some of the 'space' that can really be appreciated and felt when looking out of the property at the rear. The extension would be imposing and would significantly change the rear aspect of the property. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Camden Town CAAC – object</p> <p>Do not object to the proposed single storey rear ground floor extension. However object to the replacement of the existing doors at the rear first floor level with frameless windows as well as the type of windows proposed for the new rear ground floor extension. The proposed design for the two floors will create a large expanse of glass on the back elevation which will be really inappropriate for this listed early 19th century house in the conservation area. The expanses of glass behind listed terraces are unsightly when viewed from the houses opposite, they catch the light in the day and create light pollution at night. It would be preferable to see timber framed windows, as existing, on both floors so as to minimise the areas of glass.</p>					

Site Description

The application site is located on the west side of Arlington Road and comprises a Grade II listed building that forms part of a terrace of 15 houses (nos. 3-21 (odds)) dating from the 1840s. The building is of three storeys with a mansard. The property is currently subdivided into flats and the application site consists of a split level flat at ground floor within the main body of the house and within the projecting wing at first floor.

The site is located within the Camden Town Conservation Area.

Relevant History

Planning permission was granted on 07/03/1990 for the erection of a mansard roof extension at third floor level to provide additional residential accommodation for the upper maisonette (8903436).

Relevant policies

National Planning Policy Framework (NPPF) 2012
London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS 5 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

Supplementary Planning Guidance

Camden Planning Guidance 2011
CPG1 (Design) Chapter 4 - Extensions, alterations and conservatories

Camden Town Conservation Appraisal and Management Strategy

Assessment

Proposal

Planning permission and listed building consent are sought for the erection of a single storey infill structure to the rear at ground floor level as well as alterations to the rear elevation of the existing projecting wing at 1st floor level. The property was extended to the rear, probably during the 1980s, with a 10.6m extension at ground and first floor levels. A single storey extension also exists at ground floor level, presumably dating from the same period.

The proposed extension would measure 2.35m in width by 4.5m in length by 2.4m in height. The extension would include a flat roof and would match the rendered finish of the existing ground floor rear extension. The additional floor space would enlarge the existing kitchen and living room area of the flat.

Amendments

During the course of the application revised drawings have been received that amend the design of the proposal in the following ways:

- Removal of the raised parapet wall (measuring 0.5m in height) on the northern side elevation of the existing single storey rear extension along the shared boundary with the neighbouring property at no. 15
- Installation of new window frames on the first floor rear elevation of the two storey rear extension

Assessment

The main issues to be considered as part of the proposal are:

- Impact on the listed building
- Amenity
- CIL

Impact on the listed building

External alterations

The proposed infill would line up with the existing rear building line of the projecting wing, with a unified render finish and a large set of contemporary doors inserted across the new elevation. This scheme would essentially create a full width extension, projecting well over 10m from the rear elevation of the house. The existing extension is by far the largest along the terrace and is entirely out of proportion with this late Georgian house. This proposal would add further bulk to the modern extension, which already detracts from the original footprint of the building and overwhelms it in terms of its scale. It is considered that the property has reached the limits to which it can be extended to the rear without further significant harm to its form and external appearance.

It is also proposed to replace the existing full height glazed French doors at first floor level with framed fixed glazed panes. Concern has been raised by the CAAC about the amount of glazing that would be installed within the rear elevation of the extensions at ground and first floor level. There would be no objection to these works which would create a similar impression to the existing doors and would not harm the overall external appearance of the listed building.

Internal alterations

It is also proposed to relocate the spine wall at ground floor level so as to create a larger bedroom in the front room and a smaller adjacent bathroom. A lobby would be created with doors to the front and rear rooms as a result of this new arrangement. Although the cornice in both rooms has been modified, the wall appears to be in its original position and may well contain original fabric. Its removal would harm the typical two room deep floor plan of the building, with the lobby creating a convoluted layout, which would be particularly detrimental at principal floor level.

No objection would be raised to any of the works proposed within the late 20th century additions as these only affect modern fabric of no special interest.

Amenity

Daylight

The proposed single storey extension would not be any higher than the existing single storey extension and would not have an adverse impact on daylight to windows of neighbouring properties.

Outlook and privacy

CPG6 (Amenity) advises that development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. In order to ensure privacy there should normally be a minimum distance of 18m between the windows of habitable rooms of different units that directly face each other. This minimum requirement will be the distance between the two closest points on each building (including balconies). The properties to the rear of the application site front onto Albert Street. There is a separation distance of 26m between the application site and the property at no. 30 Albert Street. Taking this into consideration the new full height glazed windows would not adversely affect the amenity of this property in terms of overlooking or loss of privacy.

The original proposal included continuing the height of the raised parapet wall on the northern side elevation of the existing single storey rear extension along the shared boundary with the neighbouring property at no. 15. This has now been removed from the proposal at the request of the applicant in order to try to overcome any loss of outlook or light to the neighbouring property.

There is an existing single storey rear extension at no. 15 that includes a modestly sized window and door on the rear elevation. This window appears to serve a bathroom. The existing single storey rear extension projects 6m from the rear elevation of the main building and is 2.4m in height. The proposed extension would be located 6.1m from the rear elevation of the neighbouring property and would not be considered to create any further loss of outlook to this property.

The proposal would not have an adverse impact on the amenity of the neighbouring property at no. 11 as views of the new extension would be screened by the existing 10.6m long two storey extension.

No windows would be included in the side elevation of the new extension and there would be no further overlooking or loss of privacy to the neighbouring property at no. 15.

Sense of enclosure

The proposed single storey rear extension would extend out from the existing single storey rear extension and

would not project beyond the rear elevation of the existing two storey rear extension. There is a trellis above the brick wall that measures approximately 2.4m in height that separates the application site from the neighbouring property at no. 15. Given that the proposed extension would not extend above this boundary the proposal would not result in an adverse sense of enclosure to the neighbouring property.

It would not result in any adverse impact to the amenity of neighbouring properties fronting Albert Road in terms of sense of enclosure.

Light pollution

Concern has been raised by the CAAC that the amount of glass being installed in the rear elevations of the extensions would result in light pollution to neighbouring properties. However there is already a significant proportion of glass within the rear elevation of the two storey extension. The proposal would not be considered to result in any further light pollution to neighbouring properties than already currently exists.

CIL

The proposal would not result in an increase in the uplift of residential floor space by over 100 sq. m and would therefore not be liable for CIL.

Conclusion

Refuse planning permission and listed building consent

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