

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/09/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		23/08/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2012/3514/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
10 St. Marks Crescent London NW1 7TS				Refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of a single-storey larder extension in front lightwell of residential dwelling (Class C3).							
<b>Recommendation(s):</b>		Grant					
<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	02	No. of responses	00	No. of objections	00
				No. Electronic	00		
<b>Summary of consultation responses:</b>		Press notice published from 02/08/2012 to 23/08/2012. Site notice displayed from 27/07/2012 to 17/08/2012.  No response.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Primrose Hill CAAC: objects on the following grounds:  The proposal relates poorly to the front elevation of the house in terms of form, materials and details and would harm the character and appearance of the conservation area, as it would be visible from the street. This is contrary to the guidance of the Primrose Hill Conservation Area Statement.  <u>Officer's comments:</u> Please see paragraphs 2-6 in assessment section below.					

## Site Description

The application site is a four storey semi detached single family dwelling on the north-west side of St Marks Crescent. The house is not listed but is situated in the Primrose Hill Conservation Area and classed as making a positive contribution.

The site along with many others on this street has an Article 4 direction imposed revoking all householder PD rights (4.1 and 4.2).

## Relevant History

### 15 St Mark's Crescent:

2008/5214/P Additions and alterations in connection with the erection of a balcony at upper ground (rear-ty) floor level, elevational changes to front and rear, and partial demolition of front vaults at basement level to existing single family dwelling house (Class C3). Granted 6/4/09.

2009/2070/P: Erection of a single storey rear extension at basement level below the existing ground floor balcony to dwelling house (Class C3). Granted 13/7/09.

### Neighbouring properties:

2009/3507/P: Erection of extension in existing front lightwell of 16 St Mark's Crescent. Granted 23/11/09.

2010/5629/P: Alterations and extensions including new basement extension with rear lightwell, erection of rear extension at lower ground floor level, and extension into front lightwell all in connection with existing garden flat of 15 St Mark's Crescent. Granted subject to a s106 agreement not finalised yet.

## Relevant policies

### **NPPF**

#### **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: 1 (design)**

#### **Primrose Hill Conservation Area Statement**

## Assessment

- 1.0 Permission is sought for the erection of lower ground larder extension within the existing front lightwell for the accommodation of a food store in association with the use of the building as a single dwelling house. The proposed extension would measure approximately 0.8m (d) by 1.8m (w) by 2.4m (h). The extension is to be rendered to match existing and would feature a lead roof.
- 2.0 St. Mark's Crescent is an addition to the Southampton Estate layout and runs parallel to the Regent's Canal. The buildings are of a villa style but the street is more intimate and enclosed in character, with a narrow carriageway, small front garden areas and a high density of development. Although there are no street trees, the green character of the area is reinforced by views through the gaps between buildings on the west side of the crescent, which afford glimpses of the rear gardens that run down to the canal. There are also long views at the southern end of St. Mark's Crescent across the rear gardens of villa properties on Regent's Park Road.
- 3.0 The majority of properties within the conservation area have lightwells surrounded by railings to the front elevation. Where original lightwells, railings and vaults exist, the conservation area statement advises that these should be retained. Where altered or lost, the Council generally seeks the reinstatement of these features. However, while the infill or extension of basement lightwells is not normally be acceptable, the infill of the basement area beneath the entrance bridge may be acceptable where this is an established characteristic of the building group providing that these are simply detailed for minimum visual impact.
- 4.0 No. 10 St Mark's Crescent forms part of a group of 5 pairs of semidetached villas (nos. 9 to 16). The

proposed extension is similar to various other such extensions erected in adjoining lightwells at nos. 13, 15 & 16. The extension at no. 16 was granted planning permission in 2009 while there are no records for the extensions at nos. 13 and 15. An extension to the existing extension at no. 15 was granted permission at DC committee in 2010 but the permission has not been issued yet due to a s. 106 agreement pending to be finalised. In this context, this proposal is not considered to be out of character with the area and front elevation of the properties in the street.

- 5.0 The proposed extension would not be widely visible from the public realm due to the existing front boundary treatment, consisting of railings above a brick wall and dense vegetation. Therefore, the extension would only be visible when one is in front of the building and not from a distance. Having regard to the limited visual impact and the other similar lightwell extensions, no objection is raised.
- 6.0 Accordingly, the proposal is considered to be acceptable and not detrimental to the character and appearance of the building and the CA.
- 7.0 There are no amenity issues arising from this proposal due to its position at lower ground floor level. The proposal will enhance the living accommodation of the existing occupiers.
- 8.0 The proposal is considered to comply with policies CS14, DP24, DP25 and DP26, Camden Planning Guidance 1 (2011) and the advice of the Primrose Hill CA, and consequently approval is recommended.

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 3<sup>rd</sup> September 2012.**  
**For further information please click [here](#).**