

Delegated Report		Analysis sheet		Expiry Date:		13/08/2012	
		N/A / attached		Consultation Expiry Date:		13/07/2012	
Officer				Application Number(s)			
Fergus Freeney				2012/3049/P			
Application Address				Drawing Numbers			
132 Kentish Town Road London NW1 9QB				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a part two, part three storey extension at ground, first and second floor level to rear elevation of house (Class C3)							
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	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Consultation letters to adjoining neighbours: 22/06/2012 – 13/07/2012 No comments received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		No CAAC or statutory local groups.					

Site Description

The site is located on the east side of Kentish Town Road. It comprises a three storey mid-terrace property. The site is not listed and is not within a conservation area.

Relevant History

2012/0002/P - Erection of a mansard roof extension with two windows to the front and two windows, with an associated Juliet Balcony on the rear elevation (Class C3). *Granted 22/03/2012*

Adjoining properties

130 Kentish Town Road 2009/2271/P - Retention of ground floor shop (Class A1) and alterations to ground floor shopfront; change of use and works of conversion from 1x2-bed maisonette to three self-contained residential units (1x1 bed flat, 1x1 bed maisonette and 1x2 bed maisonette - Class C3), including erection of a mansard roof extension, a rear extension at lower ground, ground and first floor level with roof terraces and balustrades at first and second floor levels and associated alterations.

Approved 01/10/2009

Relevant policies

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

Assessment

Proposal:

Permission is sought for the erection of a part two, part three storey rear extension.

Assessment:

Design

The proposed extension would measure approximately 5.29m in depth x 2.28m in width, it would then step back at second floor level to measure approx 2.95m in depth x 2.84m in width. The total height would be 8.3m with the two storey element being 5.9m.

The rear elevations of this group of buildings displays a range of extensions of differing heights and depths, most notably a large three storey, full width extension at the adjoining property at 130 Kentish Town Road (See planning history above).

The proposal is considered to be acceptable and is in line with the advice set out in Camden Planning Guidance. Given its relatively modest footprint and set back at second floor level it would be a subordinate addition to the building and would read as a half width closet wing extension.

The proposal would be constructed from bricks and slate roofs to match the existing, and contain double glazed sash windows which are encouraged by Camden Planning Guidance where timber sash windows are the original form. The roof pitch at third floor level and at lower second floor level would match that of the valley roofs above. It is therefore considered that the scheme respects the design and proportions of the host building. No significant original architectural features would be lost as a result.

It should also be noted that the site is not widely visible from the public realm and is not within a conservation area.

Amenity

It is not considered that the scheme would impact significantly upon the amenity of adjoining neighbours with respect to sunlight/daylight, overlooking or outlook.

The proposal would be erected adjacent to an existing two storey rear extension at 134 Kentish Town Road, the two storey element would abut this extension and step in at third floor level. The extension at the application site would not exceed the rear building line of 134.

A window at third floor level at 134 Kentish Town Road would be located close to the set-back at third floor level and may see a modest reduction in levels of sunlight and daylight, however the extension is set back at third floor level to address this and it is not considered that the impact would be so significant as to warrant refusal. The window in question is a secondary window in the rear elevation facing east and will still benefit from sunlight in the first part of the day. Similarly outlook is not considered to be detrimentally affected and adequate views from the window will still be possible.

A large rear garden would remain and the proposal would not harm the outdoor amenity or open nature of the gardens.

Recommendation: Grant Planning Permission

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