

Delegated Report		Analysis sheet		Expiry Date:		16/07/2012	
		N/A / attached		Consultation Expiry Date:		21/06/2012	
Officer				Application Number(s)			
Elaine Quigley				2012/2422/P			
Application Address				Drawing Numbers			
28 Priory Road London NW6 4SJ				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of extension at rear first floor level with roof terrace over; creation of roof terrace on part of existing rear first floor flat roof; installation of 2 x rear external staircases from upper ground floor to lower ground floor (garden) level; replacement of windows on front elevation at lower ground, first and second floor level; replacement of existing side door with window at lower ground floor level; replacement of windows on rear elevation at all levels; installation of dormer window on rear roof slope; installation of rooflights to front, side and rear roofslopes.							
Recommendation(s):		Grant planning permission subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	26	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 24/05/2012 (expired 14/06/2012) and a press notice was published on 31/05/2012 (expired 21/06/2012). No third party representations were received as a result of this consultation process.					
CAAC/Local groups* comments: *Please Specify		None received					

Site Description

The application relates to a 4-storey detached Victorian property, part of a group of 3 properties located on the east side of Priory Road (nos. 28-32), all of which were formerly within 1 ownership. The property is currently vacant.

The building is not listed but is located in the Priory Road Conservation Area (CA) and is identified as making a positive contribution the character and appearance of the CA.

Relevant History

July 1985 Planning permission granted for change of use to form eight self-contained flats including works of conversion and the erection of a part two/part four storey extension at the rear of No.28 the erection of a two storey extension at the rear of No.30 the formation of two rear first-floor roof-terraces, ref. 8500834 IMPLEMENTED.

September 2005 Application for change of use, including works of conversion from 8 bedsits to 4 flats at first and second floor levels of property withdrawn, ref. 2005/3100/P.

May 2006 Planning permission granted for change of use and works of conversion from 5x flats on lower ground and ground floor levels and 8x bedsits on 1st & 2nd floor levels into 5x 1-bedroom flats, 1x 2-bedroom flat and 1x 3-bedroom flat, ref. 2005/4231/P. NOT IMPLEMENTED.

January 2011 Planning application for alterations and extensions including installation of a spiral staircase to rear elevation; extension at rear first floor level; creation of roof terrace on existing rear first floor flat roof; replacement of windows on front elevation at lower ground, first and second floor level; alterations to windows/doors on rear elevation; installation of dormer window on rear roof slope, rooflights to front, side roofslopes and rear third floor level flat roof in connection with existing residential accommodation, withdrawn by the applicant, ref. 2011/5822/P.

April 2012 Certificate of Lawfulness for use as 4 x self contained flats granted, ref. 2012/0981/P.

April 2012 Planning permission was granted for erection of extension at rear first floor level with roof terrace over; creation of roof terrace on part of existing rear first floor flat roof; replacement of windows on front elevation at lower ground, ground, first and second floor level; replacement of existing side door with window at lower ground floor level; replacement of windows on rear elevation at all levels; installation of dormer window on rear roof slope; installation of rooflights to front and side roofslopes (x 1 each) (2012/1305/P).

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high Quality Places and Conserving Our Heritage

LDF 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)

CPG6 (Amenity)

Priory Road Conservation Area Statement

National Planning Policy Framework 2012

London Plan 2011

Assessment

Proposal

Planning permission is sought for erection of extension at rear first floor level with roof terrace over; creation of roof terrace on part of existing rear first floor flat roof; installation of 2 x rear external staircases from upper ground to lower ground floor (garden) level; replacement of windows on front elevation at lower ground, first and second floor level; replacement of existing side door with window at lower ground floor level; replacement of windows on rear elevation at all levels; installation of dormer window on rear roof slope; installation of rooflights to front, side and rear roofslopes.

The proposal is almost identical to the previously approved scheme with the following amendments:

- Installation of 2 rear external staircases from upper ground to lower ground floor level to provide direct access to the rear garden
- Replacement of two windows on the upper ground floor rear elevation with French doors
- Installation of security grilles on the lower ground floor windows on the front elevation

Revisions

The following revisions have been submitted during the course of the application:

- The design of the upper ground floor rear French doors have been revised from fully glazed doors to incorporate a solid white timber panel within the bottom third of the door
- Relocation of the 1.7m high obscure glazed privacy screen at first floor level adjacent to no. 26 from the boundary wall of the upper ground floor rear extension to be in line with the southern side elevation of the main house (1.8m away from the boundary). The position of the privacy screen would now be identical to its location in the recently approved permission (2012/1305/P).

It must be noted that the revised drawings now include a new timber bin store in the front garden of the building. This structure would require planning permission as the building has an authorised use as self-contained flats. Given its size, location within the garden and close proximity to the existing magnolia tree it would be required to be included within the description of development and would therefore be considered to be materially different from the proposal as originally advertised. It would therefore be necessary to consult on this new element of the scheme. The applicant has been advised that the new bin store should form part of a separate planning permission and would not be included within the assessment of this application.

Assessment

The assessment below would relate only to the new elements of the scheme that did not form part of the recently approved planning permission that relate to the elements identified within the proposal section.

The main considerations as part of the planning application are:

- Impact on the character and appearance of the building
- Amenity

Impact on the character and appearance of the building

New staircases

The proposal would include the installation of two new metal staircases that would provide direct access from the upper ground floor living rooms to the gardens. The design of the staircases has been modified from the previous scheme to provide simple traditional metal stairs. The design of the stairs would not result in a prominent feature on the rear elevation of the building and would be considered acceptable.

New French doors at upper ground floor rear elevation

The drawings have been amended to include solid timber panels within the lower portion of the new door openings at upper ground floor level. This would ensure that the door openings would be visually similar in terms of the proportions to the existing window openings on either side at upper ground floor level. This would be considered acceptable.

Privacy screen on first floor side elevation

The previous planning permission originally included the installation of 1.7m high privacy screen at first floor level on the southern boundary with no. 26. This element of the scheme was revised following officer concerns to relocate the privacy screen at the same position as the side elevation of the first floor of the main house. The proposal reintroduced the erection of the privacy screen on the boundary with no. 26 to provide an enlarged roof terrace area for the one of the flats.

Given the close proximity of the privacy screen to the first floor window of no. 26 and the extent that it would project out from the main rear elevation of the original building it was considered that the screen would result in loss of outlook and introduce a sense of enclosure to the room that this window serves and would be considered unacceptable. This element of the scheme has not been revised to replicate the location of the privacy screen in the recently approved planning permission.

Security grilles in front windows at lower ground floor level

The installation of security grilles on the windows on the front elevation at lower ground floor level would not be considered harmful to the character or appearance of the building. During the site visit it was noted that this is a common feature within neighbouring buildings and would not be harmful to the character and appearance of the street.

Amenity

The new staircases to the garden would be located approximately 2.6m from the northern boundary with no. 30 and 6.2m from the southern boundary with no. 26. A small platform area of 0.9 sq. m would be located adjacent to the main rear elevation of the building. Given that the staircases would be sufficiently set away from the boundaries with the adjoining properties there would be no additional harmful overlooking from these staircases into the garden areas and windows of the neighbouring properties and they would be considered acceptable.

The previous planning permission included a condition relating to the use of the remainder of the flat-roofed area at rear first floor level. It states that the roof would not be used as a roof terrace and would be used for maintenance purposes only. This condition would still be relevant to the works proposed as part of this application and would be attached to any permission.

The other elements of the proposal are minor in nature and would not have an adverse impact on the amenity of the adjoining properties.

CIL

The proposal would not result in the creation of additional floor area of over 100 sq. m and would therefore not be eligible for CIL.

Conclusion

Grant planning permission subject to conditions

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