

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	22/06/2012
		N/A / attached		Consultation Expiry Date:	31/05/2012
Officer			Application Number(s)		
Neil Zaayman			2012/2286/P 2012/2373/L		
Application Address			Drawing Numbers		
50 Georgiana Street London NW1 0EB			Refer to decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single-storey rear extension at lower ground floor level, replacement of rear upper ground floor level window and landscaping of rear garden in connection with existing dwellinghouse (Class C3).					
Recommendation(s):		2012/2286/P: Grant planning permission 2012/2373/L: Grant 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	00	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>Site notice displayed from 08/05/2012 until 29/05/2012. Advertised in the Ham and High Newspaper 17/05/2012 until 07/06/2012.</p> <p>One letter of representation was received raising objections against the following:</p> <ul style="list-style-type: none"> - ongoing dispute and damp issues regarding a raised flower bed - damp issues at present - painting of wall would be a breach of tenancy agreement <p>Officer response:</p> <p>The concerns raised are not planning matters and are unrelated to this planning application.</p>					
CAAC/Local groups* comments: *Please Specify	N/A.					

Site Description

The application site forms part of a terrace of 22 houses to the north-west side of Georgiana Street. The buildings date from early C19 and were restored late C20. The terrace is Grade II listed and was listed in 1974.

The buildings are 3-storeys in height with basement and are characterised by yellow stock brick with rusticated stucco ground floor and plain stucco 1st floor sill band.

The application site itself comprises three self-contained flats. The basement/ground floor flat has two bedrooms and access to a rear garden.

The site falls within the Camden Central Neighbourhood renewal and although listed, does not fall within a conservation area.

Relevant History

2008/1058/P & 2008/1060/L: Erection of glazed enclosure to form additional single storey rear extension. Works associated with the erection of glazed enclosure to form additional single storey rear extension. **Granted on 16/10/2008.**

2009/0382/P & 2009/0468/L: Erection of a single storey glazed basement infill extension to the rear and an addition to the existing ground floor rear extension to a maisonette. Works associated with the erection of a single storey glazed basement infill extension to the rear and an addition to the existing ground floor rear extension to a maisonette. **Granted on 27/02/2009.**

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)
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)

Assessment

Proposal:

The application is for an extension at lower ground level towards the rear of the application site. The extension would measure 3.4m in depth from the main rear elevation on lower ground level with a width of 4.2m, extending the full width of the property. The extension would have an eaves level of 2.4m with a double glazed mono-pitched roof to a maximum height of 3.45m above lower ground level.

The extension would have double glazed timber doors facing the rear garden. Other changes involve alterations to the window in the existing ground floor rear extension to reposition the bathroom window and infill the existing window with matching brickwork. One of the existing side windows in this extension would also be infilled in a similar manner.

There would be a new timber deck patio to the rear of the extension with seating in front of a raised flower bed. The steps to the raised garden would be pushed back towards the rear to retain access to the ground floor garden.

The proposal would provide a new living room and w.c. to the flat.

Revisions:

Revised drawings were received on 13th June 2012 following comments from the Council's design advisor / conservation area officer who raised concerns with regards to the overall depth and width of the rear extension.

The revised drawings have reduced the rear extension in width from 4.2m to 2.7m and in depth from 3.4m to 2.3m. The proposal would therefore not project beyond the existing closet extension.

Assessment:

The principle of a rear extension has previously been considered acceptable when permission was granted in 2008 (Ref: 2008/1058/P & 2008/1060/L) and again in 2009 (Ref: 2009/0382/P & 2009/0468/L). As such, the main issues for consideration are the design and impact of the proposed development on the character and appearance of the host building and local area and the impact of the development on neighbouring amenity.

Design / Impact on character:

The proposal, as amended, would be very similar to the earlier scheme which was approved in 2009. The proposal does not involve extending the existing closet extension as per the previous approval.

Internal:

At lower ground level, the rear door would be removed although the opening would remain to give access to the proposed living room. There would be a step down towards the living room. No objection to this is raised as it does not widen the opening or otherwise upset the proportions and character of the rooms.

Lower ground level:

The new extension would be at lower ground level and has been amended with a reduced width and depth. The revised scheme is considered acceptable as it would be sympathetic to the proportions and character of the listed building. The glazed roof and glazed folding / sliding doors albeit of a more contemporary design, are not considered to harm the character of the host building.

The existing window in the flank elevation of the undercroft will be blocked up with matching brickwork and utility / cupboard doors installed. As a result of the rear extension, this change would become internal and is not considered to harm the character of the listed building.

Ground floor:

Changes are proposed to the flank and rear windows in the closet extension currently serving the bathroom. Both windows will be infilled with matching brickwork. A new window would be installed in the rear elevation. These changes are considered to be acceptable.

Other:

The timber decking patio with seating and new positioning of the garden stairs would be acceptable and no concerns are raised in this respect. The soft landscaped garden area towards the rear would be slightly smaller as a result of the changes however, it is considered that the amenity area overall would remain a sufficient size without prejudice to the character of the area.

Materials:

All materials would match existing. Bricks removed would as far as possible be re-used, maintaining a weathered match of materials. This complies with the Council's expectation that all development should incorporate principles of sustainability.

Amenity:

A reasonably sized garden would be retained.

Objections raised are not directly related to the proposed works. There would be no significant impact on neighbours in terms of loss of light, privacy or outlook.

The proposed extension to the property would be subservient to the existing building, would not harm its special historic value or the character and appearance of the conservation area.

Community Infrastructure Levy:

The proposal would create approximately 6sq.m of internal floorspace and would therefore not be liable to contribute towards the Mayor's Community Infrastructure Levy.

Recommendation:

Grant planning permission and listed building consent.

DISCLAIMER

Decision route to be decided by nominated members on Monday 18th June 2012. For further information please click [here](#).