

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	29/05/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>	04/05/2012	
<b>Officer</b>			<b>Application Number(s)</b>			
Carlos Martin			2011/5667/P			
<b>Application Address</b>			<b>Drawing Numbers</b>			
31 Hartland Road London NW1 8DB			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>						
The erection of 1st floor rear extension for the provision of an additional bedroom to existing residential dwelling (Class C3).						
<b>Recommendation(s):</b>		Refuse				
<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	<b>02</b>	No. of responses	<b>02</b>	No. of objections
				No. electronic	<b>01</b>	<b>00</b>
<b>Summary of consultation responses:</b>		2 objections from occupiers of nos. 27 and 29 Hartland Road based on design and amenity grounds.				
<b>CAAC/Local groups* comments:</b> *Please Specify		None; not in CA.				

## Site Description

The application site relates to a 2-storey plus attic mid terrace single dwelling house located on the north side of Hartland Road. The building is not listed and does not fall within any conservation area.

## Relevant History

**8401664:** pp **granted** for the enlargement of the existing single storey rear extension and the erection of a roof extension. 05/12/1984

## Relevant policies

### The London Plan

#### LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

#### Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

## Assessment

### Proposal

The proposal is for the erection of a full-width extension at first floor level. The proposed extension would match the depth (7.3m) of the existing ground floor extension and would feature a flat roof and a set of doors and windows and a Juliet balcony on the rear elevation.

### Main planning considerations

The main issues to be considered are:-

- a) design and impact on the appearance of the building and the area generally; and
- b) neighbouring amenity.

### Policy considerations

Policy DP24 states that development should be of the highest standard of design and should consider the character, setting, context and form and scale of neighbouring buildings; and the character and proportions of the existing building. Paragraph 24.7 states that development should consider:

- The character and constraints of its site;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- its contribution to public realm, and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.

Para. 24.13 states that “*Extensions should be subordinate to the original building in terms of scale and situation, unless, exceptionally, it is demonstrated that this is not appropriate given the specific circumstances of the building. Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions.*”

### Design and appearance

The host building forms part of a terrace of Victorian properties which although of similar design has experienced some substantial variations at the rear, as is evident by the number of two-storey extensions. However, there isn't any precedent of a first floor extension of the size and scale of the proposal. The only full width extension at first floor level appears to be at no. 15 Hartland Road. This extension was approved in 2004 and it is of considerably shorter depth than the proposal and recessed in relation to the ground floor extension.

Therefore, full width extensions at first floor level are not the established character of the rear of this terrace and the proposed extension to the rear of no. 31 would further comprise the rear elevation of the terrace, by creating a bulky full-width rear extension of over 7m in depth which would not be subordinate to the existing building, contrary to policy and guidance.

Camden planning guidance states that full width rear extensions will be strongly discouraged as they can dominate the building in terms of bulk and obscure original features. It is considered that by virtue of its scale and due to its excessive depth the proposed extension would poorly relate to the proportions and character of the building as well as the wider terrace and it would appear overly dominant.

#### **Residential amenity**

The application site adjoins other residential units at either side. The adjoining property at no. 33 already has a half-width extension of a depth similar to the proposal and located near the boundary with no. 31. This property would therefore not be affected by the proposed extension. To the other side, no. 29 has a full-width terrace at first floor level separated by a translucent fence from the application site. The proposed extension would project above the fence by approx. 0.5m and be more solid in form. Thus it would result in an unacceptable loss of amenity to the neighbouring property in terms of increase sense of enclosure and loss of outlook.

#### **Conclusion**

The proposed addition would not be subordinate to the main building in terms of its scale and proportion. In this regard it would not be in keeping with the appearance of the building or the character and appearance of the area and would result in an unacceptable loss of amenity to a neighbouring property. For these reasons the proposal is considered to be contrary to policies CS14, DP24 & DP26.

**Recommendation:** Refuse planning permission

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