

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	07/06/2012
		N/A		Consultation Expiry Date:	17/05/2012
Officer			Application Number(s)		
Nicola Tulley			2012/1803/P		
Application Address			Drawing Numbers		
11 Berkley Road LONDON NW1 8XX			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single-storey glazed extension at rear lower ground floor level (following demolition of existing rear extension), infilling lower ground floor level window/door openings and installing new glazed panel (Berkley Grove elevation) and replacement of lower ground floor level front entrance door in connection with existing flat (Class C3).					
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	13	No. of responses	03	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 18/04/2012 to 09/05/2012. A notice was placed in the Ham & High on 26/04/2012.</p> <p>2 letters of objection and 1 comment have been received in response to public consultation from the neighbouring properties including:</p> <p>Berkley Lodge, Berkley Grove (leasee); Ash Lea House, Carr End Lane (owner Berkley Lodge); 9 Berkley Road raising the following issues:</p> <ul style="list-style-type: none"> • Serious concern about noise and disruption this work will have upon Berkley Lodge which is a psychoanalytic clinic. The environment needs to be quiet and the noise would be detrimental to therapists and clients. The rear of the subject property is attached to the side of Berkley Lodge • The access to site work/construction is likely opposite Berkley Lodge which would compound disruption and access. Possible discussion of options such as site access and temporary noise proof cabin, or temporary glazing to affected property windows. • The proposed work is acceptable but the new brickwork must not connect in any way to Berkley Lodge as the wall has suffered from moisture ingress and has been subject to specialist treatment. Any physical work to this wall could cause the damp proofing to fail. Please notify of committee date. • The existing plan shows a WC where none exists at present, this is a shared meter shed for our 2x maisonettes, numbers 9 & 11. It is understood that the meters will be moved to a smaller space however, concern has been raised to how supplies will run uninterrupted during renovations. In addition to ensuring no extra cost as a result of moving supply points. <p>Officer's response: The WC labelling was marked in error on existing plans, this has now been removed from these plans. The agent has confirmed that the utility service box would be relocated as part of the works where both properties, Numbers 9 & 11, will have access.</p>					
CAAC/Local groups* comments: *Please Specify	Primrose Hill CAAC has raised no objection, given the improvements, including the gain to the garden space and the nature of the glazed infill proposed.					

Site Description

The subject site is a three storey with basement terraced building located on Berkley Road within close proximity to the junction with Berkeley Grove to the south. The site falls within Primrose Hill conservation area. The proposal relates to the ground floor maisonette. The surrounding area is predominately residential with similar terraced buildings. The site adjacent, Number 10 Berkley Road is a narrow building attached to the side flank wall of the terrace, to the rear of the site boundary is a two storey building fronting Berkley Grove which forms a complex of buildings in varying commercial use.

The property is noted in the conservation area appraisal and management strategy as a building that makes a positive contribution to the character and appearance of the conservation area.

Relevant History

Subject site

Planning permission, reference 9401512, was granted for: Renewal of planning permission dated 21.08.91 (Reg No. 9100613) for use of the basement as a studio for the conservation and restoration of works of art on paper in addition to the lawful residential use.

Planning permission, reference 9100613, was granted for: Continued use of front part of basement as a studio for conservation and restoration of works of art on paper in addition to the lawful residential use as shown on sketch of 07.05.91

Planning permission, reference 8500448, was granted for: The erection of a single storey extension to the rear of the basement. As shown in drawing numbered 2/BR/13. Revised on 2nd August 1985.

7 Berkley Road

Planning permission, reference 2009/2400/P, was granted for: Alterations and extensions including erection of single storey rear infill extension at lower ground floor level and replacement of the existing rear French doors with wider doors to residential dwelling (Class C3).

The details of this application have been amended by application references: 2009/5340/P; 2012/0040/P; 2012/0567/P.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2011

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

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

Primrose Hill Conservation Area Appraisal and Management Strategy (CAAMS) (2000)

Assessment

The terraced group of properties along this part of Berkley Road feature original two storey rear projections. The application building has an existing 7.85m deep single storey rear extension that was granted in 1985, connected to the rear wall of the original projection which extends out into the majority of the rear garden and forms the side boundary wall facing Berkley Grove. It is proposed to demolish the existing rear extension and construct a glazed infill extension to the side return of the existing two storey rear closet wing and installation of a ground floor level window to the side flank wall.

During the site inspection it was noted that the existing single storey extension facing Berkley Grove is visible from immediate views and, although not formally noted in the CAAMS, is not considered to preserve or enhance the character and appearance of the building or the conservation area. The existing extension takes up a large proportion of the rear garden and leaves only a narrow strip of outdoor amenity for the existing maisonette.

Design and appearance

The proposed demolition of the existing single storey rear extension is welcomed in view of its current negative impact to the local area, built form and living conditions of the subject property. The side yellow stock brick wall facing Berkley Grove will remain, with the two window openings and door will be infilled with brick to match the existing as closely as possible.

Following the demolition of the existing extension a single storey glazed infill extension would be constructed that would infill the area between the existing two storey rear closet wing and the boundary of the site with no. 7. It would measure approximately 6.1m long and would be set back approximately 0.5m from the main rear elevation of the existing two storey rear closet wing. The extension would include a sloping lean to roof, that would extend approximately 3.2m to 2.7m in height at the neighbouring boundary. The majority of the structure would be glazed with timber folding doors which would extend across the majority of the existing two storey rear closet to the new glazed extension. Whilst the original opening of the two storey rear closet wing would be lost at ground floor level, the structural form would remain at first floor level.

CPG Design guidance advises that rear extensions should be secondary to the building in terms of its location, form, scale, proportions, dimensions and detailing. Given the combination of the lightweight structure of the extension together with the set back from the rear elevation of the existing two storey closet wing the proposal is not considered harmful to the character and appearance of the original building and is therefore considered acceptable in relation to policies: CS14; DP24 & DP25 of Camden's Local Development Framework.

The applicant has also proposed to horizontally enlarge an existing (non-original) window opening in the side flank wall of the rear projection. The existing window opening is 0.6m wide x 0.7m high, this would be increased to 2.75m in width. This window would be non-opening with a seamless frame, the steel frame only being visible internally, and would retain the existing window reveal. The agent has subsequently submitted a cross-section to illustrate this detail. The detailing proposed would ensure that the window enlargement would not be detrimental to the character and appearance of the existing building or streetscape of Berkley Grove.

The lower ground level entrance door to the ground floor maisonette features a fully glazed, aluminium frame, door with side window. The proposed replacement entrance door and side window would be timber framed which would be more in keeping with the character and appearance of the building and provide greater privacy.

Amenity

Extensions to the side return of properties can have a negative impact upon neighbouring amenity in terms of sense of enclosure and loss of light. A similar single storey extension to the side return of the neighbouring property at no. 7 was approved in 2012 (reference: 2009/2400/P). The proposed infill extension has been designed as a lightweight structure with sloping lean to roof which reduces the impacts of this type of extension and would not be considered to cause loss of light or outlook to no. 7 Berkley Road if their extension were not constructed.

Neighbouring residents have raised concern that the proposed works would cause significant disruption and noise. Whist officers are sympathetic to this issue construction works relating to noise and disturbance are controlled by Environmental Health legislation. An informative would be attached to any permission to ensure that the applicant is aware of the lawful hours of construction with an additional note of reducing noise disruption as far as possible in view of sensitive uses in close proximity.

The proposed enlarged side window would provide views into the public realm of Berkley Grove but would not provide direct views into neighbouring habitable room windows as the window face the rear of Number 29 Chalcott Square which is largely obscured at ground level.

Conclusion

The proposed demolition of the existing extension with the proposed extension of the side return and enlargement of side flank window is considered acceptable for the reasons outlined above, in accordance with policies: CS14; DP24; DP25 and DP26 of Camden's Local Development Framework.

Recommendation

Grant planning permission subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 28th May 2012. For further information please click [here](#).