

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		21/05/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		03/05/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2012/1717/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
21 Holmes Road London NW5 3AA				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>							
Erection of single-storey rear extension to single dwelling house (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	06	No. of responses	01	No. of objections	01
				No. electronic	00		
<b>Summary of consultation responses:</b>		1 objection from occupier of no. 19A Holmes Road based on grounds of loss of light, design and noise nuisance.					
<b>CAAC/Local groups* comments:</b> *Please Specify		None; not in CA.					

## Site Description

The application site relates to a 3-storey mid-terrace single dwelling house located on the south side of Holmes Road. The property is not listed and does not form part of any conservation area.

At the time of the site visit substantial works were being carried out at the property.

## Relevant History

None.

## Relevant policies

### The London Plan

#### 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)

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

### Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

## Assessment

### Proposal

Planning permission is sought for the demolition of the existing rear kitchen extension and the erection of a new extension at the far end of the garden and a link structure to communicate it with the existing house. The rear extension would span the full width of the garden and would provide a new kitchen for the existing house. It would feature a pitched roof of a maximum height of 3.9m (eaves level at approx 2.2m) and would be built with matching brickwork, slates and timber louvers.

The proposed link structure would be approx 1.3m wide and would feature a sedum roof and timber framed glazing on its side elevation.

### Main planning considerations

The main issues for consideration in this case relate to:-

- a) the impact of the proposal on the character and appearance of the building and the area generally; and
- b) the impact on residential amenity.

### Design and conservation

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 as well as the character and proportions of the existing building. Paragraph 24.7 states that development should consider the prevailing pattern, density and scale of surrounding development and the wider historic environment. 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."*

The proposed extension would link the back-addition of the existing house with the rear boundary of the plot, wrapping around the garden area. Thus the proposal would be an L shaped extension that bears no relationship to the character or historic footprint of the host building. The extension therefore conflicts with

policy DP24 which requires that development should take into consideration the character and proportions of the existing building and the wider historic environment. L-shaped extensions are not characteristic of houses of this age and character and extending to the far end of the garden would create an extension which is not subordinate to the existing building, contrary to policy DP24.

Camden planning guidance for rear extensions advises that rear extensions should be designed to be secondary to the building being extended, in terms of form, scale and dimensions and respect and preserve the original design and proportions of the host building, including its architectural period and style. It also advises that any new rear extension should allow for the retention of a reasonable sized garden. The proposal would reduce to an unacceptable size the existing rear amenity space. It is noted that the existing garden lacks any greenery at present and that it receives only limited sunlight due to the adjoining house to the rear. However, the proposal would only retain a side return as garden space, which is considered inadequate for a three-storey property, contrary to policy DP24.

### **Residential amenity**

Policy DP26 seeks to protect quality of life by ensuring that planning permission is only granted where development does not cause harm to amenity by virtue of factors such as loss of privacy and overlooking. Residential premises are situated on both sides of the subject site. The proposed rear extension would reach nearly 4m in height. However, the existing boundary walls at either side of the far end of the garden are approximately 2m in height and the proposed pitched roof would angle away from the boundaries, reducing its impact in terms of loss of light. Therefore, it is not considered that the proposal would result in any significant loss of light to neighbouring occupiers.

### **Conclusion**

The proposed extensions are not subordinate to the main building in terms of scale and proportion and would result in an unacceptable reduction of the rear garden. In this regard the proposal is not considered to be in keeping with the appearance of the building or the character and appearance of the area. For these reasons the proposal is considered to be contrary to policy DP24.

**Recommendation:** Refuse

### **Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***