

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	30/04/2012
		N/A / attached		Consultation Expiry Date:	30/03/2012
Officer			Application Number(s)		
Carlos Martin			2012/1061/P		
Application Address			Drawing Numbers		
122 King Henry's Road London NW3 3SN			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey rear extension at first floor level and installation of a window to front elevation at ground floor level to dwelling house (Class C3).					
<u>Recommendation(s):</u>		Grant			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	02	No. of responses	18	No. of objections	18
			No. Electronic	00		
Summary of consultation responses:	<p>Site notice displayed from 09/03/2012 to 30/03/2012</p> <p>20 objections based on the following summarised grounds:</p> <ol style="list-style-type: none"> 1. The proposed ground floor extension would destroy the natural rhythm of the building mass, would result in overdevelopment and would negatively impact on the amenity of the communal garden. 2. The proposed ground and first floor extensions would result in loss of light to the adjoining property at no. 120. 3. The proposed first floor extension should preserve part of the terrace to avoid creating a tunnel effect on the communal garden. 4. The proposal would negatively affect the uniformity of the estate. 5. The proposed 1st floor rear windows are not in keeping with the original windows of the house. 6. The proposed rear elevation of the house would not be in keeping with the rest of the estate. 7. The proposed front window is unclear and should be in keeping with the design of the house. <p><u>Officer's comments:</u></p> <ol style="list-style-type: none"> 1. The originally proposed ground floor extension has been removed following neighbours concerns and officer's advice. 2. See paragraph 4.3 of the assessment section. 3. It is acknowledged that the estate was originally designed to have terraces rather than solid extensions surrounding the communal garden at first floor level. However, given the number of precedents for similar extensions, it is considered that there insufficient grounds to resist the proposal on these basis. 4. Many of the properties in the surrounding area have had similar first floor rear extensions. The proposal is therefore considered to maintain the pattern of development in the surrounding area. 5. 1st floor rear windows have been amended to match existing windows in the house. 6. The rear elevation has been amended. The first floor windows replaced with matching windows and the ground floor rear windows entirely removed. 7. The proposed front window is considered to have regard to the architectural features of the property and is therefore considered acceptable. 					
CAAC/Local groups* comments: *Please Specify	None; not in CA.					

Site Description

The application site relates to a mid-terrace 2 storey dwellinghouse located on the north side of King Henry's Road, within the Chalcot Estate, a 1960s estate to the East of Swiss Cottage. The site is not located within any Conservation Area, nor is the building listed.

Relevant History

None for the subject site.

9 Hawtrey Road

2011/2574/P - Renewal of planning permission granted on 17/07/2008 (ref no. 2008/1733/P) for the erection of a first floor rear extension on an existing external terrace (approved 01/08/2011).

106 Hawtrey Road

P9600232 – Erection of first floor extension at rear of a single family dwelling house – approved 03/05/1996

77 Quickswood

2009/1891/P – Erection of a single storey rear extension at first floor level, on top of existing rear terrace of dwelling house – approved 25/06/2009

126 King Henry's Road

2005/1390/P – The erection of a single-storey extension at rear first floor level – approved 05/07/2005

Relevant policies

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

Assessment

1.0 Proposal

1.1 Permission is sought for the erection of a first floor rear extension on the existing roof terrace of the property, covering the entire terrace. The extension would provide two additional bedroom and would feature two windows to the rear and one to the side. As permitted development rights were removed from the property on the original permission for the estate the application also proposes a new front window at ground floor level to replaced an existing garage door.

1.2 The proposal has been amended following neighbours concerns to remove an originally proposed ground floor extension over the existing patio and two rear windows facing the communal garden at ground floor level. The proposed first floor rear windows have also been amended and replaced with two windows to match the existing windows of the house.

2.0 Planning Issues

2.1 The main planning issues associated with the proposal relate to the design/visual impact on the host building and the estate and impact on residential amenity. These issues are considered below in the context of planning policy and other material considerations.

3.0 Design

3.1 CPG1 (Design) requires that rear extensions should be subordinate in size to the host building; should

respect existing architectural features and the established grain of the surrounding area and not cause a loss of amenity to adjacent properties. The principle of extending this type of property at 1st floor level has already been established throughout this estate (see history section above).

3.3 In this instance it is proposed to erect a single storey rear extension at first floor level, on top of an existing terrace to the rear of the dwellinghouse. The extension would be constructed in white painted brick with upvc windows whilst the flat roof will be constructed in concrete, all to match existing. The proposed extension would not be higher than the existing parapet wall at roof level and therefore continues to respect the existing architectural features.

3.4 The proposed flat roofed first floor extension is considered to respect the architectural character of the original building and of the surrounding area. The group of buildings was originally designed as a series of stacked cubes and the form of the extension works in harmony with the architectural expression and would not dominate the building or result in unacceptable enclosure of the communal garden area to the rear. A condition has been attached to the permission requiring materials are matching. Furthermore, the proposed extension retains amenity space for the dwellinghouse. In light of this it is considered that the proposed addition complies with Camden Planning Guidance and Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the LDF.

3.5 The proposed window on the front is considered to have regard to the architectural features of the property and is therefore acceptable.

4.0 Residential Amenity

4.1 The proposed extension covers the entire terrace area to the rear of the dwellinghouse, projecting outwards approximately 3 metres. The windows of the adjoining houses to the rear of the property are approximately 11.5m away. Camden Planning Guidance states that there should normally be a distance of 18m between windows of habitable rooms that face each other. Given that it is already possible to overlook other properties from the existing terrace and first floor glazed doors, and the fact that there are trees which interrupt these views, it is considered that the windows in the proposed rear elevation will not result in detrimental loss of privacy to these properties. The window proposed on the side elevation of the property at first floor (serving a bedroom) level directly faces a side flank wall. This window would not afford any additional views compared to the existing situation and therefore it is considered that there will be no significant loss of privacy for neighbouring properties as a result of this proposal.

4.3 In terms of outlook and loss of sunlight or daylight, the proposed extension would be approx 4.5 metres to the east of the adjoining patio of no.120 and double this distance to their first floor terrace. The proposal would not break a 45 degree line drawn from the central point in the first floor window of the adjoining property. Given the orientation of the properties, and the separation distance between them, the proposal would be considered acceptable as it will not result in an unacceptable loss of daylight/sunlight to the rear windows.

4.4 In light of the above, the proposed first floor rear extension is not considered to adversely impact upon neighbour amenity in terms of overlooking, loss of privacy, loss of sunlight or daylight.

5.0 Recommendation

5.1 Grant planning permission

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