

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		27/04/2012	
		N/A / attached		Consultation Expiry Date:		12/04/2012	
Officer				Application Number(s)			
Rob Tulloch				2012/1288/P			
Application Address				Drawing Numbers			
21 Downside Crescent LONDON NW3 2AN				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>Minor amendment to planning permission (ref: 2011/5180/P) granted on 19/12/2011 (for the erection of a single storey rear extension with roof terrace and alterations to existing extension at ground floor level, installation of two rooflights to side roof slope, removal of existing car port and reinstatement of ground floor window to front elevation, erection of front boundary wall with railings, alterations to doors and windows to side elevation, replacement of existing rear windows at second floor level, replacement of rear first floor windows with French doors and addition of a Juliette balcony to residential units (Class C3)) as variation to condition 4 (The development hereby permitted shall be carried out in accordance with the following approved plans) by increasing the height of the wall of the extension between 21 & 23 Downside Crescent, removing the roof terrace, and inserting a rooflight to the extension.</p>							
Recommendation(s):		Grant Variation of Condition 4					
Application Type:		Variation of Condition 4					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	14	No. of responses	03	No. of objections	01
Summary of consultation responses:		<p>Site notice 14/03/2012-04/04/12 Press advert 22/03/2012</p> <p>19 Downside Crescent objects:</p> <ul style="list-style-type: none"> The wall is contrary to the wooden fences that currently divide the back gardens in the area The wall would impact on light to the garden of no. 23 Downside Crescent and block views The proposal would be harmful to the character of the building <p>23 Downside Crescent supports the application as the increase in height of the boundary wall would be useful should they or future occupiers of no. 23 decide to extend their property.</p> <p>Another interested party, who is currently in the process of purchasing no. 23 Downside Crescent, supports the application as the approved glazed element has the potential for light pollution and the raised brick wall would facilitate the construction of an extension.</p>					

CAAC/Local group comments:

Belsize Residents Association object:
The amendment does not make any improvement to the original application and the rear additions are overdevelopment and erode the pattern of rear lines and treatments of the street.

Parkhill CAAC have no objection to the amendment, but remain opposed to the original proposal.

Site Description

The application site is a late-Victorian three storey semi-detached house on the western side of Downside Crescent. It was formerly divided into two flats, but planning permission was been granted for the use of the building as a single dwelling (see history section). It is constructed in red brick with a front gable and two storey bay. It lies within the Parkhill Conservation Area and although not listed is identified as a building that makes a positive contribution to the conservation area.

Relevant History

2011/5180/P Erection of a single storey rear extension with roof terrace and alterations to existing extension at ground floor level, installation of two rooflights to side roof slope, removal of existing car port and reinstatement of ground floor window to front elevation, erection of front boundary wall with railings, alterations to doors and windows to side elevation, replacement of existing rear windows at second floor level, replacement of rear first floor windows with French doors and addition of a Juliette balcony to residential units (Class C3). Granted 19/12/2011

2011/5157/P Conversion of 2 x self contained flats into a single dwelling house (Class C3). Granted 08/12/2011.

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

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy

Assessment

1 Assessment

1.1 The proposal is for a minor material amendment to an approved scheme which included a rear extension. The outside flank wall of the approved extension was to be within the curtilage of the application site. It would have abutted the boundary with no. 23 and was to be brick built to a height of 2m (when measured from the application site side), above which it would be set back from the boundary by 500mm and be constructed in glass, with a total height of 3.2m. The approved scheme also featured a centrally located roof terrace on top of the extension.

1.2 The amendment sought is to convert the flank elevation into a party wall. Instead of the upper section being glazed and set back, the wall would be brick rising to a height of 3m when measured from the application site, and 3.2m when measured from the garden level of no. 23 Downside Crescent. The footprint of the extension would remain unchanged. On the other side of the proposed extension it is proposed to remove the window from the flank wall and to insert a rooflight to the side of the hipped roof. It is also proposed to omit the roof terrace, with the removal of the steps allowing access to the terrace creating a single rooflight running the full width of the building between the host building and the extension.

- 1.3 This side of Downside Crescent is characterised by original single storey rear extensions. These extensions have solid flank walls and hipped roofs. Therefore, the raising of the brickwork to the approved extension is not considered to be uncharacteristic of the area. When viewed from neighbouring properties the amended part of the extension would appear less bulky than the original extensions as it lacks their hipped roofs. The amendment would not lead to the loss of a wooden fence, the approved scheme replaces the fence with a brick wall, the amendment merely raises the height of this wall. The amendments are considered to be relatively minor and not harmful to the character or appearance of the host building, and were the approved scheme to have been implemented, the proposals could probably be carried out under permitted development.
- 1.4 As the rears of nos. 21 and 23 Downside Crescent face north west, it is not considered that the amendment would adversely affect sunlight to no. 23 or its garden. Although the rear elevation of no. 23 would be located between its own rear extension and the proposed extension, the rear of no. 23 benefits from French doors with a transom light above and 2m high windows on either side. It is considered that the amendment would not significantly reduce light to the neighbouring property compared to the approved scheme as the large amount of glazing would allow the rear ground floor of no. 23 to continue to receive adequate light. In terms of amenity, it is worth noting that neither the existing or future occupiers of no. 23 object to the proposal on the grounds of loss of light. The removal of the roof terrace would protect the privacy of adjoining occupiers.
- 1.5 As such the amendment is not considered to harm the appearance of the host building or conservation area, or the amenity of adjoining occupiers, and would comply with policies CS5, CS14, DP24, DP25 and DP26 of the LDF.

2 Recommendation: Grant Variation of Condition

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd April 2012. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>