

Delegated Report		Analysis sheet		Expiry Date:	05/03/2012
(Members Briefing)		N/A / attached		Consultation Expiry Date:	16/02/2012
Officer			Application Number(s)		
Philip Niesing			2012/0152/P		
Application Address			Drawing Numbers		
41 Camden Mews London NW1 9BY			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a three storey side extension to single dwelling house (Class C3).					
Recommendation(s):		Grant planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	16	No. of responses	03	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	<p>Site Notice 20/01/2011 – 10/02/2012 Press Notice 26/01/2011 – 16/02/2012</p> <p>One letter of support was received from number <u>8 Camden Square</u>, opposite the application site, stating that the proposal would '<i>enhance the look of Camden Mews</i>'</p> <p>Two letters of objection were received; from <u>Flat B 192 Camden Road & 192 Camden Road</u> which lie to the rear (north west) of the application site.</p> <p>Reasons for objection:</p> <ul style="list-style-type: none"> - The proposal would materially harm the amenities enjoyed by the occupiers of these neighbouring properties in terms of additional overlooking, loss of privacy and overshadowing and loss of daylight and sunlight to the rear garden; - The occupiers of number 192 were not consulted on the application. <p><i>(Officer's note: The impact of the proposal on residential amenity has been addressed in paragraphs 3.2 – 4.2 of this report, and planning records show that letters were sent inter lia to Flats A, B and C at 192 Camden Road).</i></p>					
CAAC/Local groups* comments: *Please Specify	Camden Square CAAC – No response received.					

Site Description

Two-storey end-of-terrace mews house located on the northwest side of Camden Mews, within Camden Square Conservation Area, the house is noted to make a positive contribution to the character and appearance of the conservation area. Similar properties adjoin to the southwest and opposite.

The properties along Camden Mews are predominantly two-storeys, although some second and even third-floor roof extensions and terraces exist, and are varied in character, ranging from original period properties to contemporary houses.

Relevant History

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| 1972 | Planning permission granted for the demolition of light industrial premises and their replacement by a two-storey house (CTP14398). |
| 1995 | Outline planning permission was granted for erection of a two-storey rear extension to the house and a single storey garage to the side plus alterations to the front elevation (9400415). |
| 2004 | Planning permission granted for the erection of new boundary fence to south west of property (20043181/P). |
| 2007 | Permission granted for a roof extension to provide an additional storey at second floor level to single family dwelling house (ref. 2007/1197/P). |
| 2008 | Application withdrawn for the erection of a three storey timber clad side extension to single family dwelling house (Class C3) (ref. 2008/2525/P). |
| 2008 | Permission granted for the erection of a three storey timber clad side extension to single dwelling house (ref. <u>2008/4360/P</u>). |
| 2011 | Application for renewal of 2008 permission withdrawn for erection of a three storey timber clad side extension to single dwelling house (ref. 2011/5542/P). |
| 2011 | Application submitted for renewal of permission granted under 2008/4360/P. The applicant was informed that the 2008 permission has expired and that a fresh planning application would be required (2011/6454/NEW). |
| 2011 | Full planning permission was granted on 16/01/2012 for the roof addition which was granted but expired under 2007/1197/P. (ref. 2011/5736/P). |

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)
CS5 (Managing the impact of growth and development)
CS13 (Tackling climate change through promoting higher environmental standards)
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

Camden Square Conservation Area Appraisal and Management Strategy, March 2011

Assessment

1. History and context

1.1 In 2007 planning permission was granted to extend this two storey family house by means of an additional storey at second floor level. This permission was never implemented and expired in June 2010. Then in 2008, whilst the roof extension permission was still alive, permission was granted for the erection of three storey timber clad side extension to this house, which would have integrated the approved roof extension. This permission expired in October 2011. Although an application for renewal of the side extension permission was submitted prior to its expiry date, i.e. 30/10/2011, the drawings included elements of the roof addition which did not benefit from planning permission, as it expired in June 2010. The application was withdrawn.

1.2 In the meantime an application for works identical to the 2007/1197/P permission, i.e. a roof extension to provide an additional storey at second floor level, was considered under 2011/5736/P. Planning permission was granted on 16/01/2012.

2. Proposal

2.1 This application is in effect a resubmission of the three storey side extension granted in 2008 (2008/4360/P – see relevant history), albeit submitted as an application for full planning permission as the 2008 permission has expired.

2.2 The drawings submitted with this application are identical to the ones approved under 2008/4360/P: and shows a contemporary three storey timber clad addition to the side with a glass link to provide visual definition between the new and existing. The proposed extension would be 4.7m wide; it would set back from the front elevation by 1.7m and be flush with the first and second (approved) floor rear wall of the main house.

2.3 Although this is fresh planning application, which should be considered in light of current LDF policies and planning guidance, the fact that the proposal was considered acceptable some 4 years ago is a material planning consideration that affords significant weight in the determination of this application. It is acknowledged that the original application was assessed under the Council's Replacement Unitary Development Plan 2006 and Camden's Supplementary Planning Guidance, which have now been replaced with the Local Development Framework Core Strategy and Development Policies documents; however, the relevant policies and guidance for this type of application have not changed significantly in the intervening period.

3. Character and appearance

3.1 A planning history search (see 'Relevant history' above) and site inspection have revealed that there have been no significant material changes on or adjacent to the site since the granting of the original permission which would affect the positive determination of the application. With this context in mind, it is not considered necessary to re-visit in detail the design aspects of the proposals, given that this was previously considered to be acceptable and the thrust of policies have not materially changed. In short, it is considered (as noted by the previous planning officer) that the three storey side extension *'has been designed to be subservient to the brick mews house. The materials for the proposed extension, timber cladding, has been chosen to work sympathetically with the existing building, the choice of materials has aimed to create a lightweight contemporary building that is seen as subservient to the existing. The new extension is proposed to be separated from the existing building with a glass link providing a clear visual break between the new and the existing. Camden Mews currently contains a variety of architectural styles, it is considered that the proposed contemporary design will not appear to be an incongruous feature within this existing environment, it is considered the proposed works are appropriately sited and the design of the proposed extension would have a minimal impact on the integrity of the building and the character and appearance of the streetscene and wider area.'*

3.2 Although the proposal was also considered acceptable in terms of its impact on residential amenity, it is reviewed in this report in light of the objections received.

4. Amenity

4.1 Two letters of objection were received from neighbouring properties in which concerns are raised relating to overlooking & loss of privacy and overshadowing & loss of daylight and sunlight. The impact of the proposed roof addition was fully assessed under planning ref. 2008/4360/P. The officer's report stated: *'The proposed extension would be no deeper than the existing building and no higher than the previously approved extensions. The main bulk of the extensions would be on the flank elevation. They would not be in close proximity to any surrounding residential units. Therefore it is not considered that any detrimental impacts of overshadowing or loss of light would occur to the surrounding area. The proposed windows on the front and rear elevations would have no further impacts of overlooking compared to the existing situation. The proposed glazing on the flank elevation would face onto an adjacent garage; it is not considered that any detrimental impacts of overlooking would occur upon the surrounding area.'*

4.2 The objections raised by the neighbours are duly noted; however in the light of the previous permission, the fact that no significant material changes on or adjacent to the site has taken place and the fact that the rear views of the back of these properties already exists, it would be unreasonable to now refuse planning permission on these grounds. The back to back distance between these properties are some 20 metres as previously noted by the planning officer, which exceeds

the minimum distance of 18 metres advocated by the adopted Camden planning Guidance 6 (Amenity), and views would also be obscured by existing vegetation on the rear boundary .

5. Trees

5.1 The proposed extension would be located in an area of side amenity space. The area as existing comprises two semi mature tree specimens, namely an Acacia tree and Eucalyptus tree. As part of the previous application it was agreed that both these trees can be removed, subject to a replacement Silver Birch tree with a 30-40cm girth would be planted on site to preserve the character and appearance of the conservation area.

5.2 Moreover, the flank elevation of the existing building has a significant amount of mature Ivy, which performs a visual amenity function and also provides important wildlife habitat for birds and insects. A condition would be attached to any permission granted stating that the new Silver Birch tree and climbing species shall be planted by no later than the end of the planting season following the completion of the proposed extension. A similar condition was attached to the previous planning permission.

5. Recommendation

5.1 Grant planning permission, subject to conditions.