

Delegated Report		Analysis sheet		Expiry Date:		16/02/2012	
		N/A / attached		Consultation Expiry Date:		02/02/2012	
Officer				Application Number(s)			
David Glasgow				2011/6196/P			
Application Address				Drawing Numbers			
2 Wychcombe Studios London NW3 4XY				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey ground floor side extension to the rear of a dwelling house (Class C3).							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Eton Villas CAAC comment: The bunker/public convenience style windows would benefit from some further thought. Officer comment: see assessment section below.					

Site Description

The site is a two storey semi-detached dwelling house located within a gated private cul-de-sac reached via a small lane from England Lane. The building is not listed but is noted as making a positive contribution to the Eton Villas conservation area along with its attached neighbour No.1 Whycombe studios. To the rear of the southern side elevation is a TPO'd False Acacia/Robinia tree.

Relevant History

2010/2540/T - ADJACENT TO PROPERTY IN COURTYARD OF WYCHCOMBE STUDIO'S: 1 x False Acacia - Fell to ground level and grind down stump. Objection 27/05/2010

2011/2035/T - (TPO Ref: C917) ADJACENT TO No 2: 1 x False Acacia - Remove. Refused 16/06/2011

2011/4126/T -Rear Side: (TPO Ref: C917) Fell of 1x False Acacia. Refused 07/10/2011

86000798 - Erection of a single-storey extension in the existing courtyard at the rear, as shown on drawing No.E1-3 and P1-3. Granted 03/07/1986

8600798 - Erection of a single-storey extension in the existing courtyard at the rear as shown on drawing No.E1-3 and 91-3. Granted 02/07/1986

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

CS15

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

Eton Villas Conservation Area Statement 2002

Assessment

Proposal

It is proposed to erect a single storey side extension measuring 4.0m in width, 2.2m in depth and 2.8m in height to the rear of the south-western side elevation of the host dwelling set back approximately 11m from the front building line. The extension would be constructed of brick to match the host dwelling with a flat roof and contain a high level (1.8m) window wrapping around the front and side elevation. An existing TPO'd Robinia 'Frisia'/False Acacia tree would have to be removed to accommodate the proposed extension.

Design

LDF policy DP24 states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportions of the existing building. DP25 states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Camden Planning Guidance (CPG) states that design should positively enhance the character of existing buildings on site and other buildings immediately adjacent and in the surrounding area.

The Eton Villas Conservation Area Statement states: 'side extensions would only be acceptable where they do not upset the character and relationship between the properties, particularly where significant and well-preserved gaps between buildings provide views through to rear mature gardens. Normally the infilling of gaps will be resisted where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line.

It is acknowledged with reference to the Eton Villas Conservation Area Statement, that the extension is set back significantly from the front building line, single storey in height and that there are no views through to rear gardens, due to No. 4 Steel studios to the rear, blocking any gap between the host building and No.6 Wychcombe studios to the southeast. However, it is considered the proportions and detailed design of the extension and the resulting loss of the TPO'd Robinia tree would nevertheless result in demonstrable harm to the character and appearance of the host building and the conservation area.

The view to the side of the host building is presently of the existing narrow side extension (granted permission in 1986 – Ref: 86000798) framed by the rear wall of the adjoining property abutting the rear boundary, softened by the existing TPO'd Robinia tree to the front. The proposed 4.0m width of the extension is almost half that of the frontage of the original building. This proportionately large width combined with the block like and unarticulated façade is considered, in spite of its large setback and single storey height, to result in an overly wide and incongruous addition which fails to sufficiently respect the historic character of the host building. Furthermore the proposed high level 'bunker' style windows are considered to reinforce this monolithic and incongruous character.

The TPO'd Robinia tree is considered to provide a high level of visual amenity within the courtyard of Wychcombe Studios and the wider public realm, as it is highly visible from both Haverstock Hill and England's Lane particularly when in leaf. It is the golden variety *Robinia pseudoacacia* 'Frisia' and provides a flash of colour within the streetscape. Due to its prominence in external views of the site it is considered to make a significant positive contribution to the character of the conservation area.

Paragraph 24.21 of DP24 states that development will not be permitted which fails to preserve or is likely to damage trees on a site which make a significant contribution to the character and amenity of the area. The Eton Villas Conservation Area Statement states that all trees which contribute to the character or appearance of the Conservation Area should be retained and protected. Recent applications to remove the tree (ref: 2010/2540/T, 2011/2035/T, 2011/4126/T) were all refused on the

basis of the tree's contribution to the character of the streetscene and conservation area. There has been no change in circumstance or policy which would make its removal now acceptable. The tree is early mature and in good health with no notable structural defects. Although it is growing close to the property, no evidence has been submitted to suggest that the tree is implicated in vegetation related building damage.

Amenity

The proposal due to its modest height and location abutting existing boundary walls would not result in any reduction to neighbouring sunlight, daylight, privacy or outlook.

Conclusion

Overall the proposed extension due to its size, proportion and detailed design and the resulting loss of the TPO'd Robinia tree is considered to result in demonstrable harm to the character and appearance of the host building, streetscene and conservation area contrary to DP24, DP25, CPG and the Eton Villas Conservation Area Statement

Recommendation

Refuse Planning Permission.

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