

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>17/02/2012</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>02/02/12</b>
<b>Officer</b>			<b>Application Number(s)</b>		
John Nicholls			2011/6122/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat 2 161 GLOUCESTER AVENUE LONDON NW1 8LA			See 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 a single storey side/rear infill extension with 2x rooflights and replacement of window with door at rear elevation of existing flat (Class C3)					
<b>Recommendation(s):</b>		Refuse Planning Permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	23	No. of responses	04	No. of objections	03
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was erected on 6<sup>th</sup> January 2012 and a press notice displayed 12<sup>th</sup> January 2012.</p> <p>Three letters have been received. Which are summarised as follows:</p> <ul style="list-style-type: none"> <li>800mm projection beyond the rear building line is not acceptable as it changes the coherent structure of the neighbouring properties;</li> <li>The decked area at 159 will lose a lot of its charm due to the raised extension which will create a feeling of being boxed in;</li> <li>The extension will result in a significant loss of daylight for my flat;</li> <li>It will be an eyesore both for me and the neighbours in Chalcot Square, the back of whose houses will see this obstruction destroying the uniform backs of these Victorian houses;</li> <li>It will potentially be a noise threat to the downstairs maisonette whose patio is directly next to where I think the new room is planned and it looks as though it is coming right up against the joint fence, thus encroaching unduly on the downstairs maisonette's privacy. I am also concerned that it will block out their light;</li> <li>It is not at all in keeping with the Victorian houses in this street. Building up i.e. a further storey has not altered the basic architecture of these houses. Building sideways would;</li> <li>The existing back extension already sticks out more than the line of back extensions of the neighbours, the extra 800mm does not seem essential as the lobby in front of the existing French windows could be reduced in length or the bedroom overlooking the garden could be reduced in size or both;</li> <li>The height factor in the 540mm x 273mm living room will be greatly reduced, when the French windows of 3.73m<sup>2</sup> is replaced by a skylight of 0.72m in direct light.;</li> <li>The light in the living room is also reduced as the old corridor is blocked to make the bathroom;</li> <li>The longer the extension, the more it reduces the garden view of the ground floor and first floor flats.</li> </ul>					
CAAC/Local groups* comments: *Please Specify	<p>The Primrose Hill CAAC have commented as follows:</p> <p>Policy guidance in the formal appraisal of the conservation area, the Primrose Hill conservation area statement, provides at PH25-27, that rear extensions in the conservation area in general, (1) can adversely affect the architectural integrity of the building (PH25), (2) they should not adversely affect the character of the building, (PH26), and (3) that extensions should be in harmony with the original form and character of the house (PH27).</p> <p>The proposal fails on all these tests: its projection beyond the existing rear addition and a lean-to a design, both breaking the pattern of the original form, harming the character and appearance of the conservation area.</p>					

### **Site Description**

The property is located mid-terrace on the southern side of Gloucester Avenue roughly mid way between Fitzroy Road and Regent's Park Road. The property is divided into flats over 4 floors which include the lower ground floor flat which leads to the garden.

The property is not listed but does lie within the Primrose Hill Conservation Area.

### **Relevant History**

None relevant

### **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

#### **Primrose Hill Conservation Area Statement**

#### **Camden Planning Guidance 2011**

## Assessment

### Proposal

The lower ground floor flat has applied to infill the gap between the three storey closet wing rear extension and the boundary fence. The property has a lower patio area level with the French doors on the main rear elevation with a raised garden which is 620mm higher than the patio and dog legs around the rear closet wing to leave a gap of approximately 1m between it and the rear closet wing.

The proposed rear extension projects 800mm beyond the rear of the closet wing and where the raised garden projects into this space it will be removed to accommodate the infill extension.

### Design

The Council have concerns over the design of the rear projection beyond the existing building line. Although there is not a completely consistent rear building line on the closet wings along the terrace, the Council have not approved any extensions along the terrace which project beyond the rear closet wings and therefore this proposal is out of keeping with this principle.

Materials for the extension along with rooflight and window finishes are all considered to be acceptable.

### Amenity

The Council are also concerned over the height of the extension which is approximately 2.6m on the boundary wall with the neighbour at 159 at eaves level rising to 3.05m where it meets the closet wing. This raises the existing 1.8m high boundary wall by 800mm and as such is considered to create a sense of enclosure to the master bedroom as a result. Officer's have asked for the overall height to be lowered to address this concern but because there is only one French door and shallow fan light above to be retained within the rear elevation to separate the bedroom from the living space, the height is required to bridge over the doors to retain the daylight into the living space.

Finally because of the orientation of the property the extension is not considered to affect neighbouring properties sunlight or day light because it is being proposed on the southern elevations and therefore this won't cast shadow against any other property apart from the parent building.

Therefore, the proposed extension by reason of its design, scale and siting would harm the character or appearance of the Primrose Hill Conservation Area, and therefore contrary to policy CS14 of Camden's Core Strategy 2010-2025 and Policies DP24, DP25 of Camden's Local Development Framework 2010.

Furthermore, the proposed extension by reason of its height and depth would create an unacceptable sense of enclosure to neighbouring habitable room windows which is contrary to policy CS5 of Camden's Core Strategy 2010-2025 and policy DP26 of Camden's Local Development Framework 2010.

**Recommendation:** Refuse Planning Permission

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