

Delegated Report		Analysis sheet		Expiry Date:	06/02/2012
		N/A / attached		Consultation Expiry Date:	23/01/12
Officer			Application Number(s)		
Connie Petrou			2011/5904/P		
Application Address			Drawing Numbers		
Flat 1 29 Agincourt Road LONDON NW3 2PA			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey ground floor level rear extension to residential flat (Class C3).					
Recommendation(s):		Refuse			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>31a Agincourt Road</p> <p>Object to the proposed planning application 2011/5904/P for the following reasons:</p> <p>1) The proposed building materials of the conservatory (UPVc) are not in keeping with the local conservation area.</p> <p>2) Due to the stepped nature between the properties (29 and 31) the ground level of 29 Agincourt Road is significantly elevated above that of 31 by approx 1 meter. The result of this and considering the close proximity of the proposed extension (less than approx 1m) from our rear bedroom window, there is a real threat of direct overlooking and excessive light and noise pollution. Furthermore, a glass conservatory in the proposed location with thick upvc frames will reduce the amount of natural daylight available to 31a Agincourt Road.</p> <p>3) Objection also based on loss of outdoor amenity as due to the existing large extension and parking facilities for the other two flats in building, it is believed that less than half the original garden will remain following further infill.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Mansfield CAAC</p> <p>While the conservatory in primrose is acceptable in terms of size and location, the use of PVC is not to be approved within this conservation area. Please advise the applicants to reply with a proposal in painted timber.</p>					

Site Description

The application relates to the ground floor flat of a three storey late Victorian end of terrace house with two other flats on the upper floors. The site relates to a corner plot which fronts Agincourt Road and has a side elevation on Cressy Road. The building is at a higher level than neighbouring properties. The property is not a listed building but is located within the Mansfield Conservation Area.

Relevant History

2011/0710/P - Erection of a single-storey rear extension at ground floor level to existing ground floor flat (Class C3) – Approved 11/04/11

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth –make best use of limited land);
CS5 (Manage impact of growth);
CS14 (Promote high quality places and conserve 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 (CPG) 2011 Mansfield Conservation Area Statement

Assessment

Proposal: erection of a single storey ground floor upvc conservatory to be located between the existing brick extension and the boundary fence with property no. 31 Agincourt.

The extension would project by 4.25m from the rear wall of the original property and would be 1.96m in width. The extension would have a gentle pitched roof sloping upwards towards the existing brick extension. Polycarbonate is proposed for the roof. The side elevation adjoining the boundary fence is proposed as solid upvc panels and the window and door on the rear elevation is proposed as double glazed upvc frames. The extension would have a straight rear building line.

Assessment

The principal considerations material to the determination of this application are design and amenity.

Design

The Council's design policies are aimed at achieving a high standard of design in all developments and preserving the architectural quality of buildings. Regard has therefore been had to LDF policies DP24 'Securing High Quality Design':

Policy DP24 states that the Council will grant permission for development that is designed to a high standard. In terms of this application, the following considerations contained within this policy are relevant:

- development should consider the character, setting, context and the form and scale of neighbouring buildings;
- development should consider the character and proportions of the existing building, where extensions and alterations are proposed;
- the quality of materials to be used.

Paragraph 24.16 of policy DP24 states that schemes should incorporate materials of an appropriately high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour and compatibility with existing materials.

Policy DP25 'Conserving Camden's Heritage' states that within Conservation Areas, the Council will only grant permission for development that preserves or enhances the character and appearance of the Conservation

Area. The design approach to rear extension is covered in paragraphs 4.9 – 4.15 of the CPG. Whilst identifying rear extensions as being the most appropriate manner to extend a building, it points out that insensitive designs can spoil the appearance of a property or group of properties and harm the amenity of neighbouring occupiers in terms of outlook... (para 4.10).

The property already has a large brick extension to the rear although the current infill is considered fairly modest in size and therefore would appear subordinate to the host property. Planning permission 2011/0710/P established the principal of a rear infill extension acceptable albeit the previous application retained a small courtyard between the existing rear elevation and the new infill.

In terms of the detailed design the use of upvc and polycarbonate is not considered to be an appropriate material in the conservation area. The thickness of the UPVC frames and solid polycarbonate roof do not complement the style and texture of the materials in the existing building and are considered to be detrimental to the character and appearance of the host property and the wider conservation area. Modern materials such as steel and glass maybe be appropriate but should be used sensitively and not dominate the existing property. Although the extension is at the rear, and not visible from public viewpoints, the extension would be overlooked by the occupiers of the flats above and a number of surrounding properties.

Amenity

The proposed lean to extension would be one storey in height with a maximum height of 2.5m and minimum height of 2.4m. It extends 4.25m from the rear elevation and is approximately 0.6m short of the existing brick extension. The extension appears set in from the boundary with no. 31. There are no windows on the side elevation of the proposed infill and therefore the proposal is not considered to compromise the privacy of the neighbouring property. Although it is recognised that there is change in level between no. 29 and no. 31 Agincourt the impact of the proposal on the access to sunlight and daylight to the ground floor flat of no. 31 is considered to be minimal and acceptable. It should also be noted that the windows to the rear of these properties face mainly north thus receiving little direct natural sunlight. The proposed windows to the extension would face directly onto the garden and would not afford views into the habitable rooms of neighbouring properties.

Recommendation: refusal.

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