

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/01/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		05/01/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Lauren McMahon				2011/5850/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
10 Prince Arthur Road London NW3 6AU				Refer to Draft 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 rear extension to the lower ground floor, a two-storey side extension to the lower ground and ground floor levels and minor alterations and additions to fenestration in connection with the residential dwelling (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>13</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>The application was advertised in the local press – Ham &amp; High 15/12/2011 - 05/01/2012.</p> <p>Site Notice displayed 07/12/2011 - 28/12/2011.</p> <p>An objection was received from the occupier of no. 8 Prince Arthur Mews, who raised the following concerns:</p> <p>I have lived in a Mews house backing onto 10 Prince Arthur Road for 20 years – during this time there has already been major extensions and building works at the house. Furthermore, an overlarge garden house has been erected right by the boundary wall – 10 feet away from my rear windows, creating a nuisance by excessive lighting all night – noise from occupants and lack of privacy. Therefore I object to any further extensions, taking away more of the garden and creating even more nuisance by lack of privacy and over-development.</p> <p><i>(Officers response: Please refer to paragraphs 2.2, 3.1- 3.3)</i></p> <p>Fitzjohns/Netherhall CAAC: No objection.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify							

## Site Description

The application site relates to a three-storey (with basement) detached family dwelling house on a large plot, located on the north side of Prince Arthur Road. To the north-east and south-west of the subject site are paired residential properties and to the rear (north-west) are residential properties which form part of Prince Arthur Mews. The dwelling is not listed, but is within the Fitzjohns/Netherhall conservation area.

## Relevant History

2008/0091/P: Retention of a single-storey outbuilding in the rear garden of a dwelling house. Granted: 08/04/2008

2004/2429/P: Erection of first floor rear extension with a roof terrace on the existing ground floor level rear extension to provide additional habitable accommodation for a single family dwelling house. Granted: 27/08/2004.

8804195: Erection of an extension to the rear at ground floor level. Granted: 24/11/1988.

## Relevant policies

### LDF Core Strategy

**CS1** – Distribution of growth

**CS5** – Managing the impact of growth and development

**CS14** – Promoting high quality places and conserving our heritage

### Development Policies

**DP24** – Securing high quality design

**DP25** – Conserving Camden's heritage

**DP26** – Managing the impact of development on occupiers and neighbours

**DP27** - Basements and Lightwells

**Fitzjohns/Netherhall Conservation Area Statement  
Camden Planning Guidance 2011**

## Assessment

### 1.0 Proposal

1.1 The proposal seeks to erect a single-storey rear extension at the lower ground floor which would infill the void underneath the ground floor terrace to create additional accommodation for a cinema and play room. The existing side porch along the south-west elevation is to be demolished and a new two-storey side extension would be erected to the lower ground and ground floor levels. The side extension would provide a boot/plant room and a wine cellar to the lower ground floor and a wc and covered entrance (accessible via external stairs) to the ground floor. The proposal also seeks to undertake various minor alterations and additions which include:

- Replace existing concrete tiles to the pitched roofs with slate tiles;
- The sill height of front window between the ground and first floor levels is to be raised and the size is to be reduced;
- Replace existing lower ground floor front door with a double glazed frosted glass timber framed door;
- Replace existing gates along the south-west boundary with timber gates;
- New door to the north-east elevation at the lower ground floor;
- Replace existing first and second floor rear windows with timber framed windows;
- Replace existing steel balustrade to the ground floor rear terrace and first floor rear balcony with frameless glass balustrade;
- New aluminium framed sliding doors to the ground floor rear terrace; and
- Demolish existing external staircase along the north-east boundary and replace the associated rear door with a timber framed window.

1.2 Following officer advice, the white render to the proposed side extension and to the rear of the dwelling house was deleted from the scheme, as it was considered to be not sympathetic to the existing red brick

and the wider conservation area.

## **2.0 Design and appearance**

- 2.1 The single-storey rear extension at the lower ground floor is to extend 6.6m from the rear at a width of 9.1m and would protrude no more than 1.9m above the existing ground level. The extension would be red brick and would incorporate double glazed aluminium windows to the rear. The rear extension would infill the void underneath the existing ground floor terrace and would not project beyond the rear building line of the terrace. Therefore the additional bulk and scale to the dwelling house would not be highly visible from the surrounding properties. The proposed materials of the rear extension would be sympathetic to the subject property and the wider Fitzjohns/Netherhall conservation area.
- 2.2 The existing portico along the south-west elevation is to be demolished and a new two-storey side extension is proposed at the lower ground and ground floor levels. The side extension would be 5.3m high from the existing ground level, 2.5m wide and 6m long. The extension would be red brick and would incorporate external stone stairs with a steel balustrade and a timber front door with a frosted glass panel along the front (south-east elevation) and a frosted glass panel along the south-west elevation. The purpose of the extension is to provide a more visible front entrance for the dwelling house. The proposed side extension would not exceed the height of the existing portico and although it would be approximately 0.9m wider than the existing it would still maintain the gap between the subject site and no. 12 Prince Arthur Road. The depth is approx the same as existing but set further backwards to expose the currently internal staircase. The design of the side extension would not harm the appearance of the subject property and the proposed materials would be sympathetic.
- 2.3 The proposed minor alterations and additions (as outlined above in the proposal section) would not affect the overall appearance of the building. The proposal is therefore considered to preserve the character and appearance of the host building and the conservation area in accordance with policies CS14, DP24 and DP25.

## **3.0 Amenity**

- 3.1 The proposed single-storey extension would not be highly visible from the adjoining neighbours and therefore would not significantly impact upon the amenity of these neighbours with regard to loss of sunlight or daylight, loss of privacy, overlooking or sense of enclosure.
- 3.2 The proposed side extension would not create a significant sense of enclosure to the adjoining property to the south-west, no. 12 Prince Arthur Road, than currently exists. Given the juxtaposition of the host property, the proposed side extension would not significantly impact upon the sunlight or daylight of no. 12 Prince Arthur Road. Given the glass panel along the south-west elevation serves a non-habitable room (ie. Hallway) and does not directly face any habitable rooms opposite in no.12, there would be no potential for overlooking into no.12 Prince Arthur Road and thus no requirement to make the panel obscure glazed.
- 3.3 The properties in Prince Arthur Mews to the rear are too far away at 25m to be affected in any way.

## **4.0 Summary**

- 4.1 The proposal is not considered to have any detrimental impacts upon the residential amenity of the area and would not harm the special character of the building and is considered to preserve the character and appearance of the Fitzjohns/Netherhall conservation area.

**Recommendation: Grant Planning Permission.**

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 9<sup>th</sup> January 2012.**

**For further information see**

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