

Delegated Report		Analysis sheet		Expiry Date:		05/12/2011	
		N/A / attached		Consultation Expiry Date:		17/11/2011	
Officer				Application Number(s)			
Elizabeth Beaumont				2011/5065/P			
Application Address				Drawing Numbers			
1 Talacre Road London NW5 3PH				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of first floor rear extension with Juliette balcony to provide additional accommodation for dwelling (Class C3) and insertion of window in the side elevation at first floor level.							
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	14	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice erected on the 18/10/2011 allowing comment until the 08/11/2011 & a press notice was installed in the Ham&High on the 27/10/2011 allowing comment until the 17/11/2011 – no comments received. Letter received from 96 Prince Of Wales Road – supports the application					
CAAC comments:		Kentish Town CAAC – no comments received.					
Site Description							
The site is located on the west side of Talacre Road opposite Talacre Open Space close to the junction with Prince of Wales Road. The site comprises a three storey end of terraced dwelling house. The building is not listed but is located within the West Kentish Town Conservation Area. The dwelling house was constructed in 1996 to appear as part of the wider terrace.							
Relevant History							
25/01/1996 – p.p. (9501131) granted for the Demolition of single storey workshop and erection of a 3-storey building to provide a single family dwelling house.							

Relevant policies

LDF Core Strategy and Development Policies

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).

Camden Planning Guidance 2011

West Kentish Town Conservation Area Statement September 2005

Assessment

Proposal - Planning permission is sought for the erection of a full width first floor extension above the existing ground floor extension to allow additional accommodation for the dwelling house. Permission is also sought for an obscure glazed timber framed sash window in the side elevation at first floor level to serve an en-suite.

Design – The host building was built in 1996 and was designed to replicate the scale, bulk and detailed design of the wider terrace with sash windows, valley roof, London Stock and parapet detailing. The fenestration style replicates the wider terrace but the pattern of the windows on the rear elevation slightly differs from the original pattern. Overall the host building is read as part of the wider terrace, despite not being original. The Conservation Area Statement 2005 states that the most complete and well detailed building includes nos. 1-9 Talacre Road which are three storeys high and plainly detailed. The host building is even designated as a building which makes a positive contribution to the wider conservation area. The terrace comprises nos. 1-9 which are three storeys and plainly detailed with yellow brick walls with modillion cornice below the parapet; each house is two windows wide with channelled stucco to the ground floor. Adjacent to these properties are nos. 11-13 which are slightly taller with stucco embellishments and some first floor balconettes.

Examples of first floor extensions within the terrace have been cited as precedent for this proposal. There appears to be three first floor extensions within the terrace of 12 buildings at nos. 11, 13 and 15 Talacre Road. These additions are part width flat roofed extensions. Planning permission was allowed on appeal for the first floor extension at no. 11 after planning permission (8700637) was refused in 1987 due to the Council's plot ratio standards and density standards. There is no record of planning permission for the extension at no. 13; however it is referenced in the Inspector's report for no. 11, therefore we can assume it was constructed prior to 1987. Planning permission was granted for the addition at no. 15 in 1992.

All the examples of first floor extensions were constructed prior to the designation of the West Kentish Town Conservation Area in 2005 and before the adoption of the Council's Local Development Framework 2011 and Camden Planning Guidance 2011. The supporting text to policy DP24 (Securing high quality design) specifies that past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions. Therefore the examples of first floor extensions are not considered to set a precedent for further additions within the terrace.

CS14 states that the Council will ensure Camden's buildings are attractive by preserving and enhancing Camden's rich and diverse heritage assets and their setting. CPG 1 – Design 2011 states that rear extensions should be secondary to the building being extended in terms of location, form, scale, proportions and dimensions. The predominant pattern for alterations and extensions within the terrace and the neighbouring streets are single storey ground floor extensions. With this application, it is considered that the 1st floor addition in conjunction with the existing ground floor wing would result in an overall very bulky addition overwhelming the original proportions of this modest house. DP24

states that the Council will require all developments to consider the character, setting, context and the form and scale of neighbouring properties. The supporting text to this policy states that 'where the townscape is particularly uniform, attention should be paid to responding closely to the prevailing scale, form and proportions and materials'. In this terrace the original flat profiled rear elevations at upper floor level and the valley roofs remain relatively unaltered and nos 11,13,15 are the only examples in this road where upper level additions have been made. The original built form within this terrace and the surrounding terraces within the West Kentish Town Conservation Area has been very well preserved. In particular the surrounding streets forming part of this block of properties are remarkably well preserved with no upper floor additions being evident in aerial views of St Leonards Square or Prince of Wales Road. It is acknowledged that the host building is not original to the wider terrace but it was constructed to replicate the wider terrace and not as a contemporary addition.

Camden Planning Guidance 2011 states that the height of new extension should respect the existing pattern of rear extensions where they exist. As stated above the predominant pattern of new development at the rear of the properties is single storey extensions; therefore, although the extension would be one storey below eaves with an appropriate depth in accordance with CPG 2011, it is considered that in the context of the wider terrace it would not respect the existing pattern of rear extensions. The extension would not be in harmony with the original form and character of the house and the historic pattern of the extensions within the terrace contrary to guideline CB23 of the Conservation Area Statement (CAS).

CPG 2011 states that rear extensions should respect and preserve the original design and proportion of the building, the historic pattern and established townscape of the surrounding area. The unaltered rear elevation at upper levels adds to the character and appearance of the host building, the wider terrace and the West Kentish Town Conservation Area and is a feature the Council would seek to preserve. The rear extension would spoil a predominantly uniform rear elevation of an unspoilt terrace contrary to guideline CB24 of the CAS.

It is acknowledged that the visibility of the rear extension from the wider public realm would be limited to predominately views from the private realm from rear gardens and the upper levels of neighbouring properties. However guideline CB22 of the CAS states that extensions do not need to be widely visible to affect the character of the conservation area. It is considered that, as the host building was constructed to appear as part of the extension with an unaltered flat back upper floor levels to blend with the terrace, any further addition would have the same impact as if the building was original. The resulting loss of the predominantly uniform rear elevation of the terrace would have a detrimental impact on the character and appearance of the wider conservation area.

It is considered that, given the relatively unaltered upper floors of the wider terrace, the principle of an extension at first floor level is not acceptable in this case. The full width first floor extension would not preserve and enhance the character and appearance of the wider conservation area. The supporting text for DP24 states that the character of conservation areas derive from the combination of a number of factors which includes scale, density and the pattern of development. It is considered that the loss of the unaltered upper floors allowing appreciation of the original built form of the wider terrace would have a detrimental impact on the character and appearance of the host building and would therefore not preserve and enhance the wider conservation area.

There are no design concerns with the new windows in the rear or side elevations.

Amenity – The extension would be full width and project 3.3m from the rear elevation of the building. The extension would be adjacent to the first floor windows on the upper floor of the neighbouring property. The windows closest to the extension serve a stairwell therefore the loss of sunlight/daylight to the non-habitable window would not have a detrimental impact on the amenity of occupiers of this building. Given the depth of the extension, it is considered that the habitable windows on the other side of the rear elevation of no. 3 are unlikely to be affected by the development.

It is proposed to install a timber sash window and a Juliette balcony on the rear elevation of the

extension at first floor level. It is considered that as there are existing windows at this level, the proposal would not introduce another level of overlooking so would not harm the privacy of neighbouring occupiers in comparison to the existing situation.

It is proposed to install an obscure glazed window in the side elevation at first floor window. It is considered that if planning permission was to be recommended for approval, a condition requiring this window to be obscure glazed and non-openable to a height of 1.7m from the internal floor level would be required to ensure the amenity of neighbouring occupiers is protected.

Recommendation – Refuse planning permission

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444