

Delegated Report		Analysis sheet		Expiry Date:		17/11/2011	
		N/A / attached		Consultation Expiry Date:		22/10/2011	
Officer				Application Number(s)			
Nicola Tulley				2011/4615/P 2011/4615/L			
Application Address				Drawing Numbers			
53 GLOUCESTER CRESCENT LONDON NW1 7EG				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of side extension at first and second floors and installation of 2 rooflights to existing single-family dwellinghouse (Class C3).							
Recommendation(s):		Grant planning permission and listed building consent					
Application Type:		Householder Application Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		A site notice was displayed from 29/09/2011 to 20/10/2011. Press notice of the application was advertised on 30/09/2011.					
CAAC/Local groups* comments: <small>*Please Specify</small>		No response received to date.					
Site Description							
The subject site is a three storey, with basement, semi-detached dwelling-house located towards the northern end of Gloucester Crescent. The subject property is a Grade II listed building Primrose Hill Conservation area, which is characterised by two and three storeys, with basements, substantial front gardens with mature trees with gaps affording views into rear gardens.							
Relevant History							
Subject site: Number 53 Gloucester Crescent							
97/00431: Granted, Partial demolition of upper levels of existing extension, glazing in of two sides and roof to create small conservatory and provision of access to garden including a balcony.							
97/00634: Granted, Submission of details of glazing bars and materials to be used on conservatory, pursuant							

to additional conditions O1 of the planning permission dated 25/7/97 (Reg PE9700431). As shown on drawing Nos 109/GA08a and one unnumbered drawing (sketch of typical glazing bar).

97/00675: Refused, The erection of a first and second floor side extension over the existing entrance lobby to create and infill, as shown on drawing Nos: 109a/P01-05.

97/00744: Refused, The erection of a dormer window to the side hip.

Number 51 Gloucester Crescent

2005/0028/P: Granted, The erection of a two-storey side extension with first floor cantilevered over access way.

Number 52 Gloucester Crescent

19686 (21/02/1975): Granted, The erection of a two storey side extension, above the existing porch, to provide bathroom accommodation.

Number 54 Gloucester Crescent

97/00012: Granted, First and second floor side extension over the existing entrance lobby plus enlargement to the existing dormer window at the rear roofslope.

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

Camden Planning Guidance : Design, Amenity

Primrose Hill conservation area appraisal and management plan

Assessment

Site Visit: 21/10/2011

Proposal:

Planning Permission and Listed Building Consent is sought for the erection of first and second floor side extension and installation of two rooflights.

Planning permission was sought by the subject property towards the end of 1997 for the erection of a two storey side extension after the approval of a similar development at Number 54 Gloucester Crescent, reference 97/00012, which is linked to the subject property at basement level.

Reason of refusal of planning reference 97/00675:

"The proposed development would have an adverse effect on the character and appearance of this part of the conservation area and would be detrimental to the visual amenity of the conservation area, by reason of its design, location and height and proportion of windows."

Side extension

The size and scale of the proposed side extension is quite identical to the previous refusal, to match the scale and detail of Number 54, seeking to unify the frontage. As existing, the ground floor entranceway is connected with Number 54 Gloucester Crescent; this area is splayed measuring 1.4m to the frontage and 0.4m at the rear. The proposal retains the existing footprint at ground level with the addition of two floors above for the extension of habitable living space. The flat roof of the proposed side extension is located 0.3m below the original eaves, whilst the front elevation features windows which are subordinate to the principal elevation, replicating the scale and design of windows approved at Number 54 Gloucester Crescent.

Guidance contained within Primrose Hill conservation area appraisal note the importance of the large mature front gardens and gaps between properties providing views to rear gardens contributes to Gloucester Crescent's predominately green character. Proposed extensions to properties within the conservation area should seek to enhance and preserve its character and appearance. It may be considered that the narrow splayed nature of the existing single storey entrance way does not lend itself naturally for extension. Design guidance CPG1 also states that side extensions should not be taller than the front porch.

In view of the above, the proposed side extension would normally be considered unacceptable. However, site inspection revealed a number of one and predominately two storey side extensions along the Crescent which are similar to the proposal. The subject site was the only property on the southern side of the Crescent that did not feature this form of extension and the proposal would help to re-unify the built form. The existing gap between the subject site and Number 54 Gloucester Crescent is minimal and as such not considered harmful to the 'green character' of Gloucester Crescent.. The standard condition requiring new works to match the detailing of the existing would be added to the decision.

Rooflights

The proposal includes the installation of two conservation style rooflights sited centrally within the side roofplane. The proposed rooflights are relatively small in size, 0.7m x 1.1m, and do not project beyond the side roofslope confirmed by plan Number 224_D_320. Site inspection confirmed that the proposed rooflights will not be clearly visible from the streetscene and therefore are considered acceptable in relation to policies CS14, DP24 and DP25 of Camden's LDF

Design comments:

Conservation Area Officers note that although it is unusual to grant a two storey side extension to a Grade II Listed Building which would fill a gap in the conservation area, the grounds for approval in this case rest on the precedents set for such extensions between properties in this row of identical houses.

The proposal is not considered to cause harm to the special interest of the listed building as it involves minor adaptations to the existing historic fabric. Although the conservation area statement seeks to resist the infilling of gaps between these buildings, they have all been infilled in recent years with the exception of the application property. The gap between the subject site and Number 52 does not contribute positively to the conservation area due to the narrow splay left by previous infilling.

Officers recommend approval subject to conditions ensuring works match the detailing of the existing building and its neighbour in terms of detail and materials.

Recommendation:

Approve planning permission and listed building consent.

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