

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	12/10/2011
		N/A / attached		Consultation Expiry Date:	22/09/2011
Officer			Application Number(s)		
Charles Rose			i) 2011/4103/P ii) 2011/4104/L		
Application Address			Drawing Numbers		
109 Arlington Road London NW1 7ET			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
i) Erection of single storey rear extension following removal of the existing extension, erection of a new outbuilding, and replacement of window at front lower ground floor level to existing dwellinghouse (Class C3). ii) Erection of single storey rear extension following removal of the existing extension, erection of a new outbuilding, replacement of window at front lower ground floor level and internal alteration to include refurbishment and installation of underground heating system to existing dwellinghouse (Class C3).					
Recommendation(s):		Grant Planning Permission and Grant Listed Building Consent			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Site and Press Notice: No Response Neighbours: No Response					
CAAC/Local groups* comments: *Please Specify	Camden Town CAAC: Objection On the following grounds: - The extension is 3m longer than the existing. This would double the size of the ground floor. This would greatly alter the character of the listed building - The proposed extension would change the design of the original house <i>Office Response: The increase in depth is at the rear of the extension and would not unduly impact on the design of the original part of the house</i> - Why does the extension cover the full width? Half width would be better <i>Officer Response: The existing extension is full width. Moreover when built the original houses were 'flat backed' In this regard a full width 'flat backed' rather than half width 'stepped' extension is more in-keeping with the original design.</i> - Proposed design would set a precedent for neighbours to extend <i>Officer Response: Many of the neighbouring properties already have similar size extensions. This is the principal reason why the depth of the extension is acceptable.</i> - Should a new enlarged outbuilding be allowed in the garden? This results in overdevelopment. <i>Officer Response: The scale and footprint of the proposed garden structure is small and unobtrusive and would take up less than approx 5% of the retained garden. This is not considered over development.</i> - The unsightly rooftop of the extension would be seen from neighbouring buildings. <i>Officer Response: The roof of the proposed extension would match the roof of the existing extension and is not considered to unduly impact on the visual amenity of adjoining occupiers.</i>					

Site Description

Mid terrace grade II listed late Georgian dwelling house located on the west side of the Arlington Road close to the junction with Delancy Street. An existing full width single storey rear extension already exists at the rear of the property. The property is within the Camden Town Conservation Area.

Relevant History

30/09/2011 Withdrawn - Erection of a single storey rear extension following the removal of the existing extension and replacement of existing windows with double glazed timber sash windows, erection of a new outbuilding, and excavation in the rear garden to provide underground water storage tank to dwelling house (Class C3). (Ref: 2011/1642/P / 2011/1645/L)

111 Arlington Road

8502033: The erection of a roof extension and a single storey rear extension. **Granted**

Relevant policies

LDF Core Strategy and Development Policies (November 2010)

Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

Development Policies

DP2 – Making full use of Camden's capacity for housing

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (CPG 1) - Design (2011)

Camden Town Canal Conservation Area Appraisal and Management (2007)

London Plan 2011

Assessment

1.0 Proposal

- 1.1 Planning permission and listed building consent is sought for the replacement of the single storey rear extension, erection of a new outbuilding, replacement of window at front lower ground floor level and internal alterations to existing dwellinghouse (Class C3)

2.0 Design and Conservation Assessment

- 2.1 **No objection** is raised to replacement rear extension, outbuilding or internal alterations. The works are not considered to harm the special architectural and historic interest of the grade II listed building or character and appearance of the Camden Town Conservation Area.

- 2.2 The proposed extension would be almost identical in terms of appearance to the existing extension albeit 3m greater in depth. The new depth would be consistent with the depth of other rear extensions along the terrace and would not project as far as the existing adjoining extension to the north at no. 111. The extension and the new outbuilding would not take up and undue amount of the garden. This would not harm the amenity of the property or character, appearance or setting of the terrace

- 2.3 Internally the works would preserve the fabric form and features. The proposed internal shutters have been removed from the scheme except for the basement front room as requested by officers during the application.

- 2.4 At basement level, the works to reinstate the spine wall to original position is welcomed. The application wishes to replace the joinery (skirting, architraves, doors) at this level. The existing joinery is not historic and its replacement is acceptable. However any new joinery should comply with the architectural hierarchy of the building and the Council would seek to ensure this by way of condition.

2.5 The applicant no longer wishes to replace the windows with double glazed units. However secondary glazing is proposed. This would match the fenestration pattern of the existing windows and not interfere with any historic fabric/joinery. In this regard the setting of the listed building would be preserved.

2.6. Under floor heating would be installed beneath the existing retained floor boards. The submission satisfactorily demonstrates this would not result in any impact on the existing threshold levels and therefore no disturbance to skirting, door, fire hearths or other historic fabric. Moreover the notching required would be within agreed structural limits ensuring there would be no long term damage to the structure integrity of the floors.

3.0 Amenity Assessment

3.1 The replacement extension would not project any further than the existing neighbouring projecting extension at no.111, which is to the north of the application site. To the south of the application site, there is a 2 storey boundary wall that the proposal would remain below. It is therefore considered that there would not be any perceived impact on the amenity of the neighbouring properties in terms of loss of daylight, sunlight, privacy or outlook. Whilst the new garden structure to the northern corner of the site would sit slightly higher than the existing boundary treatment, due to its location being to the far rear of the property, it would not have an impact on the amenity of any neighbouring occupiers.

4.0 Transport Assessment

4.1 The proposal would not have an impact on transportation.

5.0 Tree and Landscape Assessment

5.1 The method statement for the tree protection is considered to be adequate in these circumstances as the shed is to be constructed on an area of previous hard standing which will have limited the growth of roots in this area. The statement was considered acceptable by the Council's Tree and Landscape Officer who raise no objection to the proposal.

6.0 Recommendation

6.1 The external and internal alterations would not harm the special architectural and historic interest of the grade II listed building, preserve the character and appearance of the Camden Town Conservation Area in compliance with the relevant Camden Core Strategy and Local Development Plan Policies and is **recommended for approval**.

DISCLAIMER

Decision route to be decided by nominated members on Monday 31st October 2011.

For further information see

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