

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>01/11/2011</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>13/10/2011</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				2011/4493/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
55 Princess Road London NW1 8JS				See 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>							
Renewal of planning permission granted 09/03/2008 (ref: 2008/5591/P) for single-storey glazed infill extension to rear lower ground floor; new entrance steps to front lightwell and the replacement of a door with a window within the basement area to an existing dwelling house(C3).							
<b>Recommendation(s):</b>		<b>Grant Renewal of Planning Permission</b>					
<b>Application Type:</b>		<b>Renewal of Full Planning Application</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>10</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		Press advert 22/09/2011 Site notice 14/09/2011 <u>57 Princess Road</u> commented that they had no objection to the proposed basement infill provided the shaded structure is level or lower than the existing timber fence on the garden wall to 57 Princess Road, or to the aluminium fascia as long as it is flush or set back from the wall to 57 Princess Road, and there is no loss of daylight.  <u>Officer comment</u> <i>The extension would be lower than timber fence; the fascia would be flush with the existing rear building line; and there would be no loss of light. (This is the same comment that accompanied the original application)</i>					
<b>CAAC/Local group comments:</b>		<b>Primrose CAAC</b> were notified, but did not respond.					
<b>Site Description</b>							
The application site is a single family dwelling comprising basement, ground, first and second floors located on the west side of Princess Road. The front area is surrounded on three sides with metal railings similar to the other houses along the terrace. It lies within the Primrose Hill Conservation Area, and is listed as a building that makes a positive contribution to the area.							
<b>Relevant History</b>							
2008/5591/P Single-storey glazed infill extension to rear lower ground floor; new entrance steps to front lightwell and the replacement of a door with a window within the basement area to an existing dwelling house (C3).							

## 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 2011

### Primrose Hill Conservation Area Statement

## Assessment

### 1 Proposal

1.1 The proposal is for a renewal of planning permission for works of alteration and extension at front and rear lower ground floor levels. The material changes that have occurred since the original permission are the replacement of the UDP and Camden Planning Guidance 2006 with the LDF and Camden Planning Guidance 2011. The main issues are:

- design
- amenity

### 2 Design

2.1 The proposal involves the installation of a gate within the front railings and new metal steps providing access from the pavement to the basement, the gate and steps would be painted black to match existing railings. Doors opening onto three under pavement vaults would be bricked up with access via a new entrance door replacing the existing door within the front basement area. A glazed door facing the vaults would be replaced with a timber framed sash window of matching width.

2.2 Out of 16 residential dwellings in the terrace, 9 have direct access to the basement from the pavement. The conservation area statement states that the erection of a staircase within an existing lightwell may be acceptable where this is an established characteristic of the building group

2.3 At rear lower ground floor level it is proposed to erect a single storey infill extension measuring 2.7m (w) x 3.1m (d) x 2.4m (h) between the boundary with the neighbouring property at no. 57 and the existing two storey half width extension to the application premises. The extension would not protrude beyond the rear elevation of the two storey extension. It would feature a narrow aluminium fascia over aluminium framed glazed bi-folding doors fitted flush with the existing rear building line. A canopy would be fitted below the aluminium fascia, shading the glazed doors.

2.4 The works proposed would only be visible from upper windows to the rear of the Edis Street properties that back onto the site. Since the extension and alterations to the rear elevation would be chiefly glazed, the impact on the existing premises was considered to be minimal and would not harm the appearance of the building or character and appearance of the conservation area.

2.5 As the new LDF and Camden Planning Guidance are not substantially different from previous policies and guidance regarding alterations and extensions the proposal is still not considered to harm the character or appearance of the host building or conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

### 3 Amenity

- 3.1 It was considered that there would be no impact on neighbouring properties. The extension would not extend beyond the rear building line of the existing rear extension. It would be one storey lower than the flank wall of the extension to the rear of No. 57. There would no impact on adjoining properties by reason of loss of light, overlooking or light spillage through the roof light or bi-fold doors. Nothing has changed to alter this view.
- 3.2 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.
- 4 Recommendation:** Grant Planning Permission

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