

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		09/11/2011	
		N/A / attached		Consultation Expiry Date:		05/10/2011	
Officer				Application Number(s)			
Rob Tulloch				2011/4549/P			
Application Address				Drawing Numbers			
13A St Thomas's Gardens London NW5 4EX				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Renewal of planning permission 2008/3689/P granted on 16/09/2008 for the erection of a rear extension at basement and ground floor levels on the western elevation of the residential maisonette (Class C3)							
Recommendation(s):		Grant Renewal of Planning Permission					
Application Type:		Renewal of Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	01	No. of objections	01
Summary of consultation responses:		<p>Press advert n/a Site notice n/a No 14 St Thomas Gardens:</p> <ul style="list-style-type: none"> Objects that the proposal would lead to a loss of light to the ground floor room on the rear elevation, the kitchen room on the rear side elevation at basement floor level, and to the rear amenity space. Suggests that the extension to be set back from No. 14 St Thomas's Gardens, include a pitched roof sloping away from No. 14 St Thomas's Gardens and include glass non-see through tiles on the wall between No's. 13 & 14 St Thomas's Gardens and/or the roof of the extension. The objector also points out that a subsequent application that responded to her suggestions was granted in 2008 (ref: 2008/5843/P) <p><u>Officer comment:</u> this is the same objection that accompanied the original application. The original scheme was revised so that the extension at ground floor level was set back 1.8m from the boundary with no. 14. The other suggestions were incorporated into an application for revisions to the scheme which was granted in 2008 (ref: 2008/5843/P), but is not being renewed. The amenity issues are addressed in the amenity section</p>					

CAAC/Local group comments:	N/a
Site Description	
The application site is a four storey (including basement and roof extension) terraced property located on the northern side of St Thomas's Gardens. The property has been converted into two self-contained flats. It does not lie within a conservation area.	
Relevant History	
2008/3689/P Erection of a rear extension at basement and ground floor levels on the western elevation of the residential maisonette (Class C3). Granted 16/09/2008	
2008/5843/P Revisions to planning permission 2008/3689/P, dated 16/09/2008, for the erection of a rear extension at basement and ground floor levels on the western elevation of the residential maisonette (Class C3). Revisions comprise a sloping glass roof on the eastern elevation of the residential maisonette and reconfiguration of the roof terrace area at ground floor level. Granted 02/03/2009	
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 DP26 Managing the impact of development on occupiers and neighbours Camden Planning Guidance 2011	
Assessment	
<p>1 Proposal</p> <p>1.1 The proposal is for the renewal of an application for a two storey extension. The material changes that have occurred since the grant of planning permission are the replacement of the Unitary Development Plan and Camden Planning Guidance 2006 with the Local Development Framework (LDF) and Camden Planning Guidance 2011. The main issues remain:</p> <ul style="list-style-type: none"> • design • amenity <p>2 Design</p> <p>2.1 The host building has a half-width extension at basement level it is proposed to erect a two storey extension alongside this. The proposed extension would infill the gap between the extension and flank wall of no. 12, but be set back by 1.7 m from the end of the existing extension. A single door will provide access to the garden area. At ground floor level, the extension would be set in 1.8m from the boundary with no. 14 St Thomas's Gardens and abut the side return of No. 12.</p> <p>2.2 The proposed extension would not extend beyond the existing rear building line of the host property or No. 12 St Thomas's Gardens and its design was considered to be appropriate given the presence of two-storey extensions at both neighbouring properties. The proposed materials would match those of the existing building, with brick walls and timber windows and doors.</p> <p>2.3 As such, the proposal was not considered to raise any design concerns and as replacement policies and guidance are substantially the same for residential extensions the proposal is still not considered to harm the character or appearance of the host building or surrounding area would comply with policies CS14 and DP24 of the LDF and Camden Planning Guidance.</p>	

3 Amenity

- 3.1 No.12 St Thomas's Gardens is located to the west of the application. There is an existing two-storey extension at this property up to the boundary with the application site. The proposed scheme is set back from the existing building line of No. 12 St Thomas's Gardens and would not extend beyond the height of this property. It was therefore considered that there would not be any adverse amenity impacts, in terms of overlooking, sunlight and daylight or outlook, on No 12. St Thomas's Gardens
- 3.2 The scheme was amended so that the extension was set in from No. 14 St Thomas's Gardens by 1.8m and it was considered that the proposals would not lead to any additional adverse sunlight, daylight and outlook impacts on the ground floor windows of the neighbouring property. The existing basement level extension at the host property already impacts on the daylight and outlook from the basement floor windows of No. 14 St Thomas's Gardens. The proposed scheme was not considered to exacerbate the current situation. As such, the proposed scheme was considered to be satisfactory in relation to sunlight, daylight and outlook, overcoming the concerns of the objection raised.
- 3.3 no windows are proposed on the eastern elevation of the ground floor extension, and a condition was attached that would prevent the flat roof area on the boundary with the neighbouring property being used as a roof terrace unless planning permission was sought and approved for this purpose. As such, the proposed scheme was not considered to raise any overlooking issues
- 3.4 No material changes have occurred to alter the previous assessment on the proposal impact on the amenity of neighbouring residents. Therefore the proposal is still 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 Renewal of Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 24th October 2011.

For further information see

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