

Delegated Report		Analysis sheet		Expiry Date:		14/10/2011	
		N/A / attached		Consultation Expiry Date:		29/09/2011	
Officer				Application Number(s)			
David Glasgow				2011/4169/P			
Application Address				Drawing Numbers			
75 DARTMOUTH PARK ROAD LONDON NW5 1SL				Refer draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a side extension at lower ground floor level of a single dwelling house (Class C3).							
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	07	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>The occupier of No. 77 Dartmouth Park Road commented on the application as follows:</p> <p><i>No opposing the application, but would like to be assured that no structural damage will be made as a result of the proposed extension.</i></p> <p>Officer comment: Not a material planning consideration.</p>					
CAAC/Local groups* comments: *Please Specify		Dartmouth Park CAAC: No response received.					

Site Description

The site is located on the south side of Dartmouth Park Road and comprises a semi-detached three storey building with lower ground floor accommodation. The building is a single family dwelling. The site is within the Dartmouth Park Conservation Area and the property has been identified as making a positive contribution to the special character and appearance of the conservation area in the Dartmouth Park Road Conservation Area Statement (nos. 1-83 odd).

Relevant History

2007/6195/P Erection of single storey rear extension at upper ground level and side/rear extension at lower ground level to single family dwellinghouse. Granted 04/03/2008

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy and Development Policies

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

Dartmouth Park Conservation Area Statement

Assessment

Proposal

It is proposed to erect a single storey side extension at lower ground floor level. The extension would be 7.5m in depth, 2.3m in height and 1.5m in width, infilling the gap between the host building and the existing boundary at No. 77 Dartmouth Park Road. The extension would be constructed of brick and include a glazed roof and painted timber door.

Design

LDF policy DP24 states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportions of the existing building. DP25 states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Camden Planning Guidance (CPG) states that design should positively enhance the character of existing buildings on site and other buildings immediately adjacent and in the surrounding area.

The Dartmouth Park Conservation Area Statement (DPCAS) states that: High quality design, appropriate scale, form and materials and high quality execution will be required of all new development, including extensions which can harm the character and appearance of the area to an extent belied by their individual scale.

The section of Dartmouth Park Road between York Rise and Lauriner Road is made up of a mix of semi-detached and detached dwellings of consistent architectural style and character. The subject site forms part of a group of 10 semi-detached dwellings located on the southern side of Dartmouth Park Road inclusive of number 75-53. Well defined gaps between buildings are a prominent positive characteristic of the Dartmouth Park Road streetscene as identified in the Dartmouth Park Conservation Area Statement.

Although not a common feature there are some examples of side extensions along this section of Dartmouth Park Road. None of these have the benefit of planning permission with the exception of the rear/side extension at the subject site granted in 2007 (Ref 2007/6295/P) and a side extension at No 83 Granted in 1997 (Ref 9600397R2). While most of the side additions in the street generally take the form of well set back small scale subordinate timber outbuilding or bin store structures, there are some notable exceptions between No's 69 & 67 and No. 53 & 51. These structures are flush with the front building line and are considered to be incongruous, overly dominant and to harm the character and appearance of their respective host buildings, the streetscene and the conservation area.

While the previously approved extension at the subject site partially infilled the gap between the host building and No 77 to the east, due its large setback it preserved the important characteristic gap to the front. The dominant character of the streetscene is still of well defined gaps between buildings.

Camden Planning Guidance states that side extensions will not be considered acceptable where:

- significant views or gaps are compromised or blocked;
- the established front building line is compromised; or
- the architectural symmetry of integrity of a composition is impaired.

The current proposal is considered to fail all of these tests.

The size and appearance of the extension would not be in keeping the prevailing character of the streetscene, which (apart from the acceptations mentioned above) is typified by well defined gaps between buildings and/or very subordinate, well setback timber bin store/outbuilding structures. The use of solid brick and the lack of setback to the front building line is considered to result in a prominent and unwelcome alteration to the front façade which would significantly compromise the historic front elevation. The proposed glazed roof in combination with the brick would ensure the extension was clearly read as a residential extension, which is entirely at odds with the prevailing character of very small scale side additions in the vicinity.

The previously approved side/rear extension at the subject site (Ref: 2007/6195/P) partially infilled the gap between the host building and No. 77 to the east, however due its large setback, preserved the important characteristic gap towards the front. The proposed extension would have the effect of infilling this gap at lower ground floor level. The subject site and its attached neighbour at No. 73 are presently characterised by their symmetrical front elevations and the well defined gaps between their respective neighbouring buildings at ground floor level. The infilling of the gap as proposed, as well as being at odds with the prevailing character of the streetscene would unbalance the architectural symmetry of the properties when viewed as a pair.

Overall the proposal is not considered to be sufficiently subordinate to the principal elevation and would have a detrimental impact on the appearance of the host building, infilling an important characteristic gap and reading as a dominant incongruous add-on to the otherwise original and balanced front elevation. Furthermore it is considered to detract from the architectural symmetry between the host building and neighbouring property at No. 73 Dartmouth Park Road and would not be in keeping with the prevailing character of the streetscene.

Amenity

Due to its location at lower ground floor level abutting the existing boundary wall the proposed extension would not result in a reduction of neighbouring sunlight, daylight privacy or outlook.

Recommendation

Refuse Planning Permission.

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