

Delegated Report		Analysis sheet		Expiry Date:		11/10/2011	
		N/A / attached		Consultation Expiry Date:		22/09/11	
Officer				Application Number(s)			
Connie Petrou				2011/4116/P			
Application Address				Drawing Numbers			
17 College Crescent London NW3 5LL				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Reconstruction of existing 4 storey rear extension, and erection of a single storey rear extension with a conservatory to existing flats (Class C3).							
Recommendation(s):		Refuse					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	24	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		None					
CAAC/Local groups* comments: <small>*Please Specify</small>		None					

Site Description

The application site is 17 College Crescent which is located on the east side of the street between its junctions with Buckland Crescent and Belsize Park. The building comprises basement, ground and 3 upper floors. The basement and ground floor are in use as 2 self-contained flats and the upper floors are in use as an HMO with 9 non-self contained units who share bathrooms. The building is not listed, but is located within the Belsize Park conservation area. Nos. 14 – 28 are designated as a group of buildings that make a positive contribution to the area. The site is also subject to an Article 4 direction.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving heritage / conservation areas

LDF Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011 (CPG)

Belsize Park Conservation Area Statement

Assessment

Background

Planning permission is sought for the reconstruction of the 4 storey side return, the erection of a full width rear extension at basement level which wraps around the proposed 4 storey side return and glass infill at raised ground floor level to be positioned between the proposed side return and the side return of no. 16 College Crescent.

The considerations material to the assessment of this application are as follows:

- The effect of the proposed two storey extension on the architectural integrity of the property and the character and appearance of the Conservation Area.
- The effect of the proposed works on the existing amenities of the neighbouring residential occupiers in terms of potential loss of received daylight, sunlight and outlook.

Design

Closet Wing Extension

The proposed side return is a like for like replacement in terms of height and mass and would be built over the existing footprint. With regard to the detailed design considerations, the closet will be built in bricks to match the existing materials of the building. The positioning of the new wooden sash windows are in line and consistent in style with those already existing on the rear elevation and thus this element is considered appropriate in design terms, preserving the character and appearance of the conservation area.

Infill extension (conservatory) at raised ground level and full width basement extension

The proposed infill projects approximately 1.8m from the rear elevation, is approximately 3.2m wide and has a height of 2.9m. The design is contemporary in nature with a lightweight finish comprising double glazed full height windows and stone coping below. The infill is set back from the closet wing extension by approximately 0.1m.

The basement extension projects approximately 3.4m from the rear elevation, has a height of 2.6m and a width of 6.2m. It extends an additional 1.5m from the closet wing extension. In terms of detailed design the extension will be finished in white painted stucco render. The materials of the doors are not specified on the drawings or Design and Access statement.

The Camden Planning Guidance (CPG) 2011 states that the width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear elevations.

The CPG also specifies that conservatories should normally:

- Be subordinate to the building being extended in terms of height, mass, bulk, plan form and detailing.
- Be located at ground or basement level and only in exceptional circumstances will conservatories be allowed at upper levels
- Not extend the full width of the building. If a conservatory fills a gap beside a solid extension, it must be set back from the building line of the solid extension.

Furthermore, policy DP25 states that the Council will only permit development within the conservation area that preserves and enhances the character and appearance of the area.

The combination of both solid and glazed elements is considered to result in an excessively large and bulky extension which is not subordinate to the host building and does respect the rhythm of existing rear elevations along the terrace which mainly comprise of 1 storey partial width extensions at basement level. The proposed extension at raised ground floor level, in combination with the proposed ground floor extension would cover a large part of the original rear façade and thus dominate the lower part of the rear elevation. It should also be noted that views of the infill can be seen from the public realm (access road off Buckland Crescent) which is again contrary to the CPG (para.4.14). In addition the ground floor extension is proposed to wrap around the closet wing and given its proposed in solid brick would again appear overly dominant and detrimental to the overall integrity of the building.

It is considered that the principles in para 4.10 of CPG on rear extensions are not complied with this case- the extension is not subordinate, does not respect the original design and proportions of the building nor historic pattern of grain of the surrounding area. It is considered that the proposed extension overall in terms of size and bulk would have a detrimental impact on the character of the building, the row of terraced buildings and the character of the Belsize Park Conservation Area and is therefore unacceptable.

Amenity

Policy DP26 of the LDF Development Policies relates to neighbour amenity and states that 'The Council will protect the quality of life of occupiers and neighbours by only granting planning permission for development that does not cause harm to amenity'.

The proposal is not considered to have a detrimental impact on the amenity of occupiers or adjoining neighbours.

Recommendation

Refuse Planning Permission on grounds of design and impact on the conservation area.

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