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|--|--|---|-----------|----------------------------------|-----------|-------------------------------------|-----------|
| <b>Delegated Report</b>  |  | <b>Analysis sheet</b>   |           | <b>Expiry Date:</b>              |           | <b>02/06/2011</b>                   |           |
| <b>(Members Briefing)</b>  |  | N/A / attached  |           | <b>Consultation Expiry Date:</b> |           | <b>04/05/2011</b>                   |           |
| <b>Officer</b>   |  |   |           | <b>Application Number(s)</b>     |           |                                     |           |
| Elizabeth Beaumont   |  |   |           | 2011/1277/P                      |           |                                     |           |
| <b>Application Address</b>   |  |   |           | <b>Drawing Numbers</b>           |           |                                     |           |
| 12 Baptist Gardens<br>London<br>NW5 4ET  |  |   |           | Please refer to 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>   |  |   |           |                                  |           |                                     |           |
| Erection of single storey infill extension at lower ground floor level and installation of balustrade on terrace at rear first floor level of dwelling house (Class C3).   |  |   |           |                                  |           |                                     |           |
| <b>Recommendation(s):</b>  |  | <b>Grant planning permission</b>  |           |                                  |           |                                     |           |
| <b>Application Type:</b>   |  | <b>Householder Application</b>  |           |                                  |           |                                     |           |
| <b>Conditions or Reasons for Refusal:</b>  |  | <b>Refer to Draft Decision Notice</b>   |           |                                  |           |                                     |           |
| <b>Informatives:</b>   |  |   |           |                                  |           |                                     |           |
| <b>Consultations</b>   |  |   |           |                                  |           |                                     |           |
| <b>Adjoining Occupiers:</b>  |  | No. notified  | <b>17</b> | No. of responses                 | <b>03</b> | No. of objections                   | <b>02</b> |
|  |  |   |           | No. Electronic                   | <b>00</b> |                                     |           |
| <b>Summary of consultation responses:</b>  |  | <p><b>11 Baptist Gardens</b> – no objections to the proposed building works.</p> <p><b>87 Queens Crescent</b> – objects - The elevation would be very intrusive in my privacy.</p> <p><b>85 Queens Crescent</b> – objects - The extension at the rear of this house was built without building consent. It blocks light and overlooking the garden. Any further expansion is highly detrimental to the use and enjoyment of the garden and the value of my house.</p> <p><i>Officer's comments – financial implications are not a material planning consideration. The rear extension at ground floor level was constructed under permitted development rights. The 2 storey extension has been revised to be only one storey high.</i></p> |           |                                  |           |                                     |           |
| <b>CAAC/Local groups comments:</b>   |  | N/A   |           |                                  |           |                                     |           |
| <b>Site Description</b>  |  |   |           |                                  |           |                                     |           |
| The site is located on the north side of Baptist Gardens located to the west of Queen's Crescent. The site comprises a three storey end of terrace with lower ground floor level and roof extension. The site forms part of a ladder of similar terrace properties along the west side of Queen's Crescent comprising Baptist Gardens, St. Anne's Close. The building is not listed and is not located within a conservation area. |  |   |           |                                  |           |                                     |           |

## Relevant History

28/04/1994 – **p.p. refused (2011/1277/P)** for the retention of a roof extension. Allowed on appeal (T/APP/X5210/A/94/237939/P7)

06/10/2006 – **Enforcement Investigation opened (EN06/0825)** for alleged breach of planning control - A/c unit at rear 3rd floor level [closed]

18/05/2007 - **Enforcement Investigation opened (EN07/0387)** for alleged breach of planning control - 2nd storey rear extension being built [closed] Building Control records show the works involved the refurbishment of the existing rear extensions [works commenced on the 30/04/2007 and completed on the 15/05/2009].

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

#### Development policies

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

## Camden Planning Guidance 1 – Design (April 2010)

## Assessment

### 1. Proposal

1.1 Planning permission is sought for the following (as revised);

- Single storey rear extension in side yard area measuring approximately 2.3m wide, 4.1m deep and 2.8m high with a glazed sloping rooflight projecting from below the parapet wall of the extension to a height of 3.1m.
- The proposed materials are brickwork to match existing with timber framed windows.
- Creation of a terrace above the existing two storey rear closet wing.
- Installation of glazed doors on the rear and side elevation of the existing single storey rear extension.
- Replacement of an existing window on the raised ground floor extension.

1.2 The scheme includes solar panels on the rear roofslope of the building. Full details are not provided however it is considered that it is likely that these additions would be permitted development and as such are not considered as part of this application.

### 2. Revisions

2.1 The proposal was revised in order to omit the proposed full width two storey rear extension. The existing single storey lean-to extension projecting beyond the two storey closet wing is now proposed to be retained with a new timber glazed door on the rear elevation.

### 3. Design

3.1 The single storey infill extension would not project any further than the building line of the existing two storey rear wing. The addition would create a full width extension at ground floor level; however there are other examples of infill extensions within the terrace and on the opposite side of the street. Planning permission (2007/3354/P) was granted on the 09/11/07 for a single storey full width extension at lower ground floor level. It is considered that, as the extension is isolated to the lower ground floor level and is set sufficiently below the window on the upper ground floor, the scale and bulk are appropriate in the context of the host building. It is considered the extension would be subordinate to the host building and still allow the original building to be appreciated.

3.2 The proposed materials are brickwork and timber framed windows to replicate the existing building. The raised sloped rooflight is set at a gentle slope of 15 degrees emerging from behind the parapet wall of the infill extension and is considered appropriate.

3.3 It is considered that the extension is of a simple design that would not have a detrimental impact on the character of the host building, the terrace or the wider area. The proposal would allow for the retention of a

reasonable sized garden for the occupiers of the dwelling house.

- 3.4 The proposed metal railings around the terrace at first floor level would only measure approximately 0.5m in height and would be affixed to the existing parapet wall. It is considered that the position and design is appropriate to the host building and would not add unsightly clutter to the rear elevation.
- 3.5 The proposed replacement of the raised ground floor window on the rear elevation of the closet wing with a sash window generally aligned with the windows above raises no design concerns. The glazed doors on the side and rear elevation of the existing ground floor extension matching those on the new extension are considered appropriate.
- 3.6 The proposal involves the removal of the unsightly a/c unit at raised ground floor level which is welcomed.

#### **4. Amenity**

- 4.1 The proposed extension would not project beyond the rear building of the two storey closet wing therefore would have no impact on the amenity of the occupiers of no. 11. The extension would be positioned adjacent to the rear boundary with the gardens of nos. 85 and part of 87 Queen's Crescent. There is an existing boundary wall and fence that measures approximately 2m and the proposed extension would project 0.82m above this wall. Given the height of the extension and the distance between the rear elevations of nos. 85 and 87 Queen's Crescent (approx. 13m), it is considered that the extension would not detrimentally impact the amenity the neighbouring occupiers in terms of loss of sunlight/daylight or sense of enclosure.
- 4.2 The proposed extension roof is glazed and slopes at 15 degree angle. It is considered the glazed roof would not result in any light spill that would have a detrimental impact on the occupiers of the neighbouring properties. Given the slope, it is considered that it would not result in light spill that would affect the garden areas of the neighbouring properties.
- 4.3 The flat roof of two storey rear addition is already accessible from a window on the rear elevation of the host building at first floor level and currently used as roof terrace. The terrace is surrounded by a 0.7m parapet wall. It is not proposed to alter the access onto the terrace but to install metal railings around the terrace to comply with building regulations. It is considered that the proposed addition of the railings would not have a detrimental impact on the amenity of any neighbouring occupiers in comparison to the existing situation and in any case the adjoining window of no.10 serves a hall.

#### **5. Recommendation**

- 5.1 Grant planning permission

### **DISCLAIMER**

**Decision route to be decided by nominated members.**

**For further information see**

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