

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		18/08/2010	
		N/A / attached		Consultation Expiry Date:		27/07/2010	
Officer				Application Number(s)			
Katrina Christoforou				2010/3119/P			
Application Address				Drawing Numbers			
101 Constantine Road London NW3 2LR				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a rear infill extension at ground floor level to dwelling house (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	01	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		<p>A site notice was erected on the 02/07/2010. The adjoining neighbour at number 99 objected to the proposals. The objection is summarised below:</p> <ul style="list-style-type: none"> - Neighbouring living room and laundry room would be deprived of light. - Where other such extensions have been approved both properties side by side have them, so neither adversely affects the other. - Infills the whole length of the back addition and higher than the boundary wall. - Higher than the first proposal. - The height will be obtrusive - Increased risk of break ins. <p>Officer response: Please in particular paragraph 1.3 of the assessment below.</p>					
CAAC/Local groups* comments: *Please Specify		<u>Mansfield CAAC</u> : No objection					

Site Description

The Victorian single dwelling house is mid-terraced, three storeys and is located on the north side of Constantine Road backing onto the railway line. The site is within the Mansfield Conservation Area and, given its Victorian style, is considered to make a positive contribution to the character and appearance of the conservation area.

Relevant History

No.101

PEX0100245

The installation of a dormer window in the rear roofslope. Granted 05/06/2001.

2009/0938/P

Erection of a single storey rear extension to dwelling house. Planning permission refused 23/04/2009.

Reason for refusal: The proposed ground floor rear extension, by reason of its location, height and depth, would result in a loss of daylight and outlook and increased sense of enclosure to the rear habitable room window of no. 99 Constantine Road, to the detriment of the occupier's residential amenities, contrary to policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

2009/3537/P

Erection of a single storey rear/side extension to existing dwelling house (Class C3). Certificate of lawfulness refused 10/09/2009.

2009/5932/P

Erection of a single storey rear extension. Certificate of lawfulness refused 12/02/2010.

2010/1392/P

Erection of a ground floor rear extension to dwelling house. Planning permission granted 10/05/2010.

No.103

PEX0200873: Dormer extension to rear roofslope, two roof lights to front roofslope, glazed conservatory to side/rear of property, glazed doors to ground floor rear elevation, and replacement of first floor roof terrace to rear. Granted 26/11/2002.

Condition 2: The roof of the conservatory, hereby approved, shall contain only obscure glass and be permanently fixed shut.

PEX0300019: Removal of condition 2 attached to planning permission dated 26th November 2002 ref. PEX0300019. Granted 05/03/2002.

No.105

No history.

Relevant policies

Replacement Unitary Development Plan 2006

SD6- Amenity for occupiers and neighbours
B1- General design principles
B3- Alterations and extensions
B7- Conservation Areas

Supplementary Planning Guidance:

- Camden Planning Guidance 2006.
- Mansfield conservation area appraisal.

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict

between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

LDF Core Strategy

CS1- Distribution of growth

CS5- Managing the impact of growth and development

CS14- Promoting high quality places and conserving our heritage

CS17- Making Camden a safer place

Development Policies Development Plan

DP24- Securing high quality design

DP25- Conserving Camden's Heritage

DP26- Managing the impact of development on occupiers and neighbours

Assessment

1.1 The proposal is for a rear ground floor infill extension alongside the original three storey closet wing. The proposal seeks to infill the full length of the closet wing to the depth of the small addition on the rear which it appears would be replaced with a flat roof. The infill element would be 6.8m in length by 3m wide (max). The extension would splay slightly due to the position of the boundary wall and would have a pitched roof at 3.5m pitching down to 2.2m at the garden boundary with number 99. The extension would be brick built to match the existing with a slate roof. A set of doors would feature across the new rear elevation.

1.2 The property backs onto the railway line but is quite heavily screened by planting. The extension would not be visible from the public realm. Similar extensions to that proposed can be seen at the neighbouring buildings to the east. Owing to its size, position and materials the proposed extension is considered to be subordinate to the host building and would preserve its character and appearance and that of the conservation area.

1.3 An objection has been raised on the grounds of amenity to the neighbouring building at number 99. It is noted that a previous proposal for a full length infill was refused (2009/0938/P) on the grounds of daylight and outlook and increased sense of enclosure (see relevant history above). However, the extension proposed at this time was considered to have a flat roof at a height of 3m at the boundary with number 99. As the boundary wall between the properties is fairly low as existing, it is considered that this would have been oppressive to the neighbouring property. However, the extension is now proposed to be built to the side of the existing boundary wall and the roof would pitch away from the boundary. The rear of the properties is north facing and daylight is already limited by the closet wings. It is also noted that the neighbouring property is a single dwelling house and the front rooms would benefit from a good level of daylight and sunlight. With the reduction in bulk and more sympathetic design of the roof the extension is not considered to have a significantly harmful affect on the neighbour's amenity. In addition, the proposed works are not considered to result in an increased threat of security to any neighbouring occupiers.

1.4 **Recommendation:** Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 18th October 2010. For further information see

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