

Delegated Report		Analysis sheet		Expiry Date:		21/10/2010	
		N/A / attached		Consultation Expiry Date:		01/10/2010	
Officer				Application Number(s)			
Katrina Christoforou				2010/4065/P 2010/0495/L			
Application Address				Drawing Numbers			
61 Arlington Road London NW1 7ES				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
PP: Enlargement of existing rear extension at basement level with altered access bridge and step to the garden and alterations to door at rear ground floor level to single dwelling (Class C3). LBC: Enlargement of existing rear extension at basement level with altered access bridge and step to the garden and alterations to door at rear ground floor level and internal works to the banister to single dwelling (Class C3)							
Recommendation(s):		Grant planning permission and listed building consent					
Application Type:		Householder Application & listed building consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	14	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on the 03/09/2010. One neighbour at adjoining number 63 objected to the proposals. The objection is summarised below: - The proposed bridge is out of character with the character of the gardens. (See 1.1) - None of the houses to either side have extensions this large and it would alter the appearance of the group of houses. (See history section and 1.1) - Users of the terrace and bridge would have full visibility of the neighbouring garden and bathroom window. (See 2.1)					
CAAC/Local groups* comments: *Please Specify		Camden Town CAAC: No response					

Site Description

The four storey mid-terraced single dwelling house is located on the west side of Arlington Road. The building forms part of the grade II listed terrace dating from the 1840's. The site is also within the Camden Town Conservation Area.

Relevant History

Application site

J11/25/16/15089: Planning permission refused 02/04/1973 for the Erection of a two storey rear extension at the rear.

Neighbouring properties

37 Arlington Road (2006/0955/P & 2006/0956/L)
Erection of a single storey rear extension – granted

43 Arlington Road (2004/2826/P & 2004/2828/L)
Replacement of a single storey rear extension – granted

47 Arlington Road (2006/2453/P & 2006/2457/L)
Erection of single storey rear extension with roof terrace – granted

51 Arlington Road (2008/0271/P & 2008/0274/L)
Erection of single-storey rear full width basement level extension with terrace over and ramp to garden, alterations to rear boundary treatment and internal alterations level – granted

53 Arlington Road (2007/6422/P & 2007/6423/L)
Erection of full width basement extension to the rear – granted

83 Arlington Road (2009/4851/P & 2009/4852/L)
Erection of full width single storey rear extension and associated alterations – granted

Relevant policies

Replacement Unitary Development Plan 2006

SD1- Quality of life
SD6- Amenity for occupiers and neighbours
B1- General design principles
B3- Alterations and extensions
B6- Listed buildings
B7- Conservation Areas

Supplementary Planning Guidance

- Camden Planning Guidance 2006
- Camden Town 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

Development Policies Development Plan

DP24- Securing high quality design

Assessment**Design and appearance**

1.1 The proposals seek a modest extension to the existing basement level extension which would project a further 2m (approx) into the rear garden. No planning record can be found relating to the existing extension and it is considered likely that it was installed as permitted development prior to the listing of the building. The existing extension, which has a roof terrace over, is lit by full width timber doors with chunky frames which open onto a narrow terrace and steps leading up to garden level. The proposed glass box extension would project further into the garden but would improve the rear elevation with its simplicity, making the basement extension appear more lightweight. The existing basement extension opens out onto a small paved area with a series of steep steps up to the garden level. It is proposed to push this raised level back by approximately 2.2m with a gradual stepping up into the garden. The scale of the new extension would not compete with the scale of the original building and would allow the rear elevation to appear uncompromised. There are a number of other examples of basement extensions in the terrace that appear to project further into the garden than proposed here. The increase in scale would allow a large amount of garden to remain. The size of the roof terrace would be maintained as existing but the existing spiral staircase would be removed and replaced with a simple flight of steps aligned with the chimney breast on the exterior of the building. The proposals accord with Camden's SPG which states that rear extensions should be subordinate and respect the original design, proportions and architectural details and allows for the retention of a reasonable sized garden.

1.2 The proposals also seek to change the existing door which opens onto the terrace at ground floor level so that it appears as a sash window with panelling beneath when viewed internally and externally. The existing door is modern therefore its replacement would not result in the loss of any historic fabric. The appearance of the door would reflect the appearance of a sash window with panelling beneath which would restore the appearance of the rear elevation to a greater degree than the existing.

1.3 The banister between first floor and basement has been replaced by a modern replacement and is to be reinstated at using reclaimed material to match the original. The existing modern balustrade in the lounge is not original and appears incongruous. The proposals to replace it with a glass balustrade will not cause any greater harm to the character or significance of the listed building and is therefore acceptable.

1.4 The drawings are not sufficiently detailed to show whether the side walls will be built alongside or adjacent to the existing boundary walls of the property. It is recommended that a condition be attached to the listed building consent requiring details of this.

1.5 The original rear chimney breast detail is to be exposed within the proposed extension space (currently boxed into a fitted cupboard) which is considered to be acceptable.

1.6 Overall the works are considered to preserve the character and appearance of the host building and the conservation area. The integrity of the listed building would be maintained.

Neighbour amenity

2.1 The extension would be the same height as the existing and the additional depth onto the garden would not affect the residential amenity of neighbours in terms of daylight, sunlight or outlook. The neighbour at number 63 has expressed concerns relating to privacy. As part of the proposal the steps to the garden would be moved from the side of the boundary with number 59 towards that with number 63. The terrace area would remain as existing and whilst a view back to the windows of the neighbouring building would be available from the proposed steps this is not considered to be any more harmful than the views available from the garden. The boundary includes a trellis and significant level of screening from planting much of which appears to be on the side of 63. It is therefore considered that the level of residential amenity would be preserved.

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/>