

<b>Delegated Report</b> Members Briefing		<b>Analysis sheet</b> N/A		<b>Expiry Date:</b> 20/10/2010	
				<b>Consultation Expiry Date:</b> 30/09/2010	
<b>Officer</b> John Sheehy			<b>Application Number</b> 2010/4073/P		
<b>Application Address</b> 1A Ivor Street London NW1 9PL			<b>Drawing Numbers</b> Refer to draft decision		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal</b> Erection of a full width rear extension at ground floor level and partial width extension at rear first floor level to the dwellinghouse.					
<b>Recommendation:</b>		<b>Grant conditional 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>31</b>	No. of responses	<b>1</b>
				No. electronic	<b>0</b>
<b>Summary of consultation responses:</b>		Site notice displayed from 1 <sup>st</sup> to 22 <sup>nd</sup> of September. The occupier of 1 Ivor St objected to the application as follows: "The proposed kitchen/ diner extends into the kitchen much further than the existing extension... the first floor extension can be pulled back by -0.5m with no loss of facilities to the interior plan..."			
<b>CAAC/Local groups comments:</b>		Jeffreys St CAAC consulted, no response to date.			
<b>Site Description</b> The application site is on the northern side of Ivor Street and is occupied by a three-storey mid-terrace property in use as a dwelling house. The site is within the Jeffery's Street Conservation Area and is noted as making a positive contribution to the CA.					
<b>Relevant History</b>					
<u>Application site</u> <b>September 1974</b> Planning permission granted for erection of a single storey rear extension and a roof extension for use as a studio, ref. 19280.  The Council is currently considering an application for erection of two-storey rear extension at ground and first floor level (bow fronted at first floor level), ref. 2010/4083/P.					
<u>Other sites</u>					
<b>1 Ivor Street</b> <b>July 1980</b> Planning permission granted for the erection of a roof addition and a second floor rear extension to provide additional accommodation for the upper maisonette, ref. H12/16/8/30186.					
<b>2 Ivor Street</b> <b>August 2005</b> Erection of an additional floor at roof level and the erection of a rear extension at second floor level over part of existing terrace, ref. 2005/2301/P.					

**2A Ivor Street**

**July 2008** Planning permission granted subject to a S106 agreement for change of use and works of conversion to the single dwellinghouse to provide 1x 1 bed flat and 1x 2 bed maisonette; the erection of a full width rear extension and installation of replacement windows on the front and rear elevations, ref. 2007/3615/P.

## Relevant policies

### London Borough of Camden Replacement Unitary Development Plan 2006

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

### Camden Planning Guidance 2006

#### Jeffreys Street Conservation Area Statement

#### 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  
CS14 Promoting high quality places and conserving our heritage  
CS5 Managing the impact of growth and development

#### LDF Development Policies

DP24 Securing High Quality Design  
DP25 Conserving Camden's Heritage  
DP26 Managing the impact of development on occupiers and neighbours

## Assessment

**Proposal:** alterations and additions to existing dwelling house including the erection of rear extension at ground and first floor level following demolition of existing rear extension at ground floor level.

### Assessment

The principle material planning considerations are:

- Design/ Impact on the Conservation Area; and
- Impact on neighbour amenity.

#### Design/ Conservation Area

The rear elevation of the property is not readily visible, other than from the gardens and upper floors of the application building and the neighbouring properties. As a result, this part of the building cannot be said to make a contribution to the visual character and appearance of the Conservation Area.

Ground floor extension: a full width extension projecting 8.5m from the original rear wall of the property. While a substantial extension it would replace an existing part-width extension of a similar depth. Many of the properties which form part of this terrace have full-width rear extensions (e.g. nos. 2a and 3, see relevant history section), the proposal would therefore not involve an alteration to a perfectly preserved set of buildings. The extension would allow for the retention of a substantial rear garden. No issues are raised with the ground floor element of the extension.

First floor extension: Camden Planning Guidance recommends that extensions should not be approved where they are not one full storey below the eaves line. The first floor extension would leave a clearance of one storey below the eaves and is consistent with this guidance. The extension would have a width of 3.4m (compared to the overall width of the building 5.2m). This is over half the width of the building and is not considered ideal for a first floor extension to a terraced building, however given that the terrace contains examples of first floor extensions of a similar width (e.g. nos. 1 and 2), in addition to the location of the proposed extension at the secluded rear elevation, it is considered that the extension is acceptable in terms of scale and position. The detailed design of the first floor element of the extension with timber sash window and brick to match is also

considered acceptable.

Officers are of the view that the works forming part of this application would bring the property to the limits to which it can accommodate any further extension without having a harmful impact on the architectural integrity of the original building. Within this context, the proposed extension is considered to preserve the character and appearance of the host building and the surrounding area and is acceptable.

#### Amenity

The proposed rear extension would be located on the northern elevation of the building. The adjacent first floor window to 2a Ivor Street serves a stairwell: this is not a habitable room and, while the proposed extension may result in a marginal loss of daylight to this window, it is not considered to result in a significant impact on the amenity of adjoining residents.

The proposed extension will have no windows on the side elevation facing the common boundary to the east or west. The proposal is not considered to result in a loss of privacy to neighbours. Should the flat roof of the extension be used as a terrace, this could open up views into surrounding properties. A condition has therefore been attached to the decision notice to ensure that this area is used for maintenance purposes only.

Subject to this condition, the application would not result in loss of privacy, outlook, daylight, sunlight or other disturbance to neighbouring occupiers. The proposal is therefore considered to be consistent with Policy SD6 and DP26.

**Recommendation:** grant conditional permission.

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 18<sup>th</sup> October 2010. For further information see**

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