

Delegated Report		Analysis sheet		Expiry Date:		04/08/2010	
		N/A / attached		Consultation Expiry Date:		14/07/2010	
Officer				Application Number(s)			
Anette de Klerk				2010/2523/P			
Application Address				Drawing Numbers			
76 Bartholomew Road London NW5 2AL				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a part single part 2 storey rear extension following the demolition of existing closet wings to the rear, replacement of existing rear dormer window with two new dormer windows, replacement of existing front garden boundary wall with railings and gate (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	15	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		A site notice was displayed between 23/06/2010 – 14/07/2010. No response was received. English Heritage considered the information received and did not wish to offer any comments.					
CAAC/Local groups comments:		Bartholomew CAAC – No response received.					

Site Description

The application site comprises a three storey, mid terraced building, located on the western side of Bartholomew Road. The property is not listed but is located within the Bartholomew Estate Conservation Area.

Relevant History

No relevant history.

Associated applications:

2010/2795/P: Erection of a full width rear extension at existing single dwelling house (Class C3).
Statutory expiry date 23/08/2010.

Relevant policies

Replacement Unitary Development Plan 2006

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

Camden Planning Guidance 2006

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Relevant Policies in Camden Core Strategy

CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
CS14 – Promoting high quality places and conserving our heritage

Relevant Policies in Camden Development Policies

DP24 – Securing high quality design
DP25 – Conserving Camden's heritage
DP26 – Managing the impact of development on occupiers and neighbours

Assessment

Proposal:

The application includes the following alterations and extensions to the front and rear of the property:

Front:

- Removal of existing low brick wall and installation of railings
- Erection of new bin/bicycle store
- Replacement of single glazed sash windows with double glazed sash windows to match existing.
- Removal of existing rooflight and installation of two rooflights to front roof slope.
- Replacement of existing rooflight to flat part of main roof (not visible from street level position).

Rear:

- Removal of existing closet wings at ground and first floor level.
- Erection of full width extension at ground floor level and half width extension at first floor level.
- Removal of existing dormer window and installation of two dormer windows to rear roof slope.
- Replacement of existing single glazed sash windows with double glazed windows to match existing.

Design, Scale and Appearance

Front:

The existing, non-original front garden boundary wall is to be removed and replaced by traditionally detailed metal railings and gates. The new bin and bicycle store 1.4m high will be located along the southern boundary. It will be modest in scale and located behind the front boundary railings. Views of the top of the bin store through the railings would not be harmful from the street given its height and size.

The majority of the front garden areas of properties along Bartholomew Road display a variety of treatments ranging from rendered front boundary walls to timber fencing and railings. The introductions of traditional railings and gates to the front garden area are considered to be an improvement which would enhance the character and appearance of the building and the streetscene.

The 2 no. rooflights proposed to the existing front roof slope and 1 no. rooflight to the flat part of the main roof will be relatively small and are considered to be sensitively positioned away from ridges and hips and will be subordinate in terms of size and proportions to the main roof. The rooflights will be 'conservation' style and installed flush with the profile of the roof and will match existing rooflights along Bartholomew Road in size and appearance.

The design and appearance of the replacement timber sash windows will closely match that of the existing timber sash windows. The proposed timber windows are considered to preserve the character and appearance of the conservation area, and will be unobtrusive in the surrounds.

The impact of the proposed alterations to the front elevation of the building in relation to the character and appearance of the building, the streetscape and the surrounding area is considered to be minor. It is noted that the window alterations and new rooflights are considered to be permitted development for this house.

Rear:

The property has an existing two storey closet wing along the northern boundary and a single storey closet wing along the southern boundary. It is proposed to demolish the closet wings and to replace it with a full width single storey rear extension and a half width extension at first floor level. The

extension at ground floor level will allow the reconfiguration of the ground floor and will provide a kitchen and dining area. The first floor extension will provide an additional bathroom.

The proposed extension will be constructed in brickwork to match the existing with timber framed sliding doors providing light and access to the rear garden area. The adjoining properties at No's 74 and 78 Bartholomew Road have full width extensions at ground floor level and first floor half width extensions. The proposed ground floor and first floor extension will extend to the same depth and similar height as the extensions at the adjoining properties. In terms of design, materials, scale and proportions, the proposed two storey rear extension are considered satisfactory and will ensure that a reasonable amount of the garden area remains available for continued use as an amenity area

It is also proposed to replace the existing single dormer with two dormer windows and to replace the existing windows with new, double glazed, timber framed sash windows to match the existing. The proposed dormer windows have been designed to be in keeping with existing dormer windows on the rear elevation of nearby properties forming part of the terrace. The dormer windows will have timber frames and lead clad cheeks. In addition, the proposed dormers will have adequate clearance from the roof ridge above, the eaves below and the side of the roof, all in accordance with CPG 2006.

The location of the dormer windows to the rear elevation will allow the dormers to be visible from the surroundings; however this is not considered to be detrimental to the character and appearance of the building or surrounding conservation area given its appropriate scale, detailed design and the visibility of similar roof alterations on neighbouring properties. The proposed development complies with UDP policy and CPG advice on roof alterations and is considered to be acceptable in terms of design, materials, scale and proportions.

The impact of the proposed rear extension, new boundary treatment, dormer windows, rooflights and replacement windows in relation to the character and appearance of the building and the conservation area is considered to be minor. These proposed alterations are similar in scale and design to the existing rear projections of neighbouring properties. It is therefore not considered that the proposed development will have a detrimental visual impact on the appearance of the building or the conservation area.

Amenity

The proposed rear extensions will have no impact on neighbouring amenities. The adjoining properties at No's 74 and 78 Bartholomew Road have full width single storey rear extensions and half width extensions at first floor level extending to the same depth as the proposed rear extensions at the application site. Given the scale and depth of the proposed rear extensions, it is not considered that they will have any adverse impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy.

It is also proposed to replace the existing single dormer with two dormer windows and to replace the existing windows with new double glazed windows to match the existing in design and use of materials. The terrace already has windows on the rear elevation and the addition of another dormer window is not considered to lead to an unreasonable amount of additional overlooking into habitable rooms of adjoining properties nor would it impact on the day/sunlight to the adjacent residential occupiers. The proposal is satisfactory and is in compliance with policy SD6 and CPG guidelines.

Recommendation: Grant Planning Permission

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