

Delegated Report		Analysis sheet		Expiry Date:		22/07/2010	
		N/A		Consultation Expiry Date:		15/06/2010	
Officer				Application Number(s)			
Eimear Heavey				2010/2172/P			
Application Address				Drawing Numbers			
61 Gloucester Crescent London NW1 7EG				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Revisions to planning permission ref: 2009/4058/P dated 19/10/2009 for the “erection of single storey rear extension with associated roof terrace and railings and alterations to front [including the provision of a bicycle store] and rear gardens of single family dwelling house (Class C3)”, to include alterations to the design of the balustrade to the rear ground floor level terrace.							
Recommendation(s):		Grant planning permission					
Application Type:		Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		A site notice was displayed from 28/05/2010 until 18/06/2010. Adjoining occupiers/owners No replay to date					
CAAC/Local groups comments:		Primrose Hill CAAC No objection (letter dated 15/06/2010)					
Site Description							
The application site comprises a pair of grade II listed mid 19 th Century linked terraced houses. Yellow stock brick with raised brick quoins and stucco dressings. 3 storeys and semi-basement. 2 windows each plus single window in recessed entrance bay. The site is located within the Primrose Hill Conservation Area.							
Relevant History							
25/05/2010 – LBC Granted - Revision of lower ground floor roof terrace balustrade design approved under listed building consent ref: 2009/4060/L and planning permission ref:2009/4058/P for internal and external alterations in connection with the erection of single storey rear extension with associated roof terrace and railings and alterations to front [including the provision of a bicycle store] and rear gardens of single family dwelling house (Class C3). Ref: 2010/1486/L. 19/10/2009 – Planning permission and LBC Granted - Erection of single storey rear extension with associated roof terrace and railings and alterations to front [including the provision of a bicycle store] and rear gardens of single family dwelling house (Class C3). (ref: 2009/4058/P / 2009/4060/L							

Relevant policies

London Borough of Camden adopted Unitary Development Plan 2006

- SD6 Amenity for occupiers and neighbours
- B1 General Design Principles
- B3 Alterations and Extensions
- B6 Listed Buildings
- B7 Conservation Areas

Camden Planning Guidance 2006

Primrose Hill Conservation Area Statement

LDF Core Strategy and Development Policies

Core Strategy Proposed Submission

CS14 - Promoting high quality places and conserving our heritage

CS16 - Improving Camden's health and well-being

CS17 – Making Camden a safer place

Core Development Policies Proposed Submission

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

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.

Assessment

Proposal

Planning permission is sought for revisions to a balustrade at rear ground floor level terrace as previously approved under ref: 2009/4058/P for erection of single storey rear extension with associated roof terrace and railings and alterations to front [including the provision of a bicycle store] and rear gardens of single family dwelling house (Class C3).

Assessment

Planning permission was granted in October 2009 for the erection of single storey rear extension to provide a new kitchen extension at lower ground floor level with an intensively planted roof garden at upper ground floor level. This application seeks to revise the design of the balustrading. The property is listed and LBC has already been granted for the proposal.

The proposed scheme proposes lightweight vertical fins to the roof terrace facing the garden of the property. The design is considered to be acceptable as the oak decking would conceal the fixings below finished roof terrace level and would allow the fins to rise through the floor. The new design will allow the new extension and original house to be easily recognised and appreciated.

In terms of amenity, the proposed new design of the balustrade would not result in an adverse impact on the neighbouring properties as the proposed rear terrace will still be afforded the same levels of privacy as per the previously approved application. Furthermore, due to the orientation of the terrace and the fact that a condition was placed on the previous application requesting that a 1.8m high trellis be permanently maintained on the southern boundary of the terrace, the proposal will not result in any overlooking into the neighbouring properties.

Recommendation: Grant planning permission.

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