

Delegated Report		Analysis sheet		Expiry Date:		21/07/2010	
		N/A / attached		Consultation Expiry Date:		30/06/2010	
Officer				Application Number(s)			
Elaine Quigley				(i) 2010/2389/P (ii) 2010/2405/L			
Application Address				Drawing Numbers			
37 Gloucester Crescent London NW1 7DL				See decision notices			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
(i) Erection of single storey rear extension to residential dwelling house (Class C3). (ii) External and internal alterations associated with erection of a single storey rear extension to residential dwelling house (Class C3).							
Recommendation(s):		(i) Refuse planning permission (ii) Refuse listed building consent					
Application Type:		Householder application Listed Building Consent					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses No. electronic	01 00	No. of objections	00
Summary of consultation responses:		1 letter from 38 Gloucester Crescent commented: Principle of dimensions of extension (depth into the rear garden) should be considered in the context of the terrace as a whole					
CAAC comments:		Primrose Hill CAAC – object “The proposed extension beyond the rear building line would be harmful to the plan of the listed building, and harmful to the character and appearance of the conservation area”.....“The proposal would be harmfully disruptive of the pattern both in its length, and in introducing a glazed element into what was traditionally a masonry structure. The contrast between the masonry back addition and the glazed infill is a key part of allowing rear conservatories while maintaining the historic pattern. Policy PH27 of the CAS is applicable here.”					
Site Description							
The application site is located on the north side of Gloucester Crescent close to the junction with Oval Road to the west. The site comprises a 4-storey plus basement mid-terrace Grade II listed building. The property is occupied as a single family dwellinghouse. There is a paved forecourt to the front of the property that is used as off-street parking area. A large mature tree is positioned behind the front boundary brick wall. The site is within the Primrose Hill Conservation Area.							
Relevant History							
Planning permission and listed building consent were granted on 08/06/2010 for alterations to existing coal vault at lower ground floor level to create additional residential floor space and installation of new bin store to front forecourt at ground floor level in association with the existing residential dwelling (Class C3) (2010/1956/P and 2010/1701/L)							

Planning permission and listed building consent were **granted** on 03/10/2000 for the erection of a three-storey rear extension to replace the existing two-storey extension and associated minor alterations to the glazed conservatory granted permission on 22nd of May 2000 (Ref. PEX0000239) (PEX0000591 and LEX0000592).

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers
B1 General design principles
B3 Alterations and extensions
B6 Listed Buildings
B7 Conservation Areas

Camden Planning Guidance 2006
Primrose Hill CAS

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.

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration:

CS5 – Managing the impact of growth and development
CS14 - Promoting high quality places and conserving our heritage
CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity
CS16 - Improving Camden's health and well-being

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

Assessment

Proposal

Planning permission and listed building consent are sought for internal and external alterations in association with the erection of a single storey rear extension to the existing residential dwelling (Class C3). There is an existing single storey infill rear extension at basement level. Both the conservatory and the closet wing are non-original, having been constructed approximately 10 years ago (although it is not clear if a previous closet wing in the same location was original). Although they are not original structures, they do form a pleasing composition and are a common and appropriate method of extending a building of this type.

It is proposed to construct a full width single storey extension at basement level. It would project out 2.3m on the boundary with no. 38 with a small step back of 600mm to follow the set back on the existing rear elevation. The extension would measure 10.5m (length) by 3.1m (height). It would include a flat roof with parapet and cornice to match the existing extension. A rooflight would be installed in part of the roof of the extension.

Impact on the character and appearance of the building

External alterations

The existing rear elevation (although featuring modern extensions) forms a pleasing composition and generally complies with existing policy and guidance. The traditional form of extending London terrace houses of this period was through the tall, narrow closet wing which covered half the width of the house (off the stair) and provided small, ancillary spaces.

English Heritage's guidance on terrace houses (page 13) states that rear extensions should complement the plan form and architectural characteristics of the original building. They should be no more than half the width of the building and not rise higher than one storey beneath the original main parapet. Conservatories are usually only permitted at rear garden level.

At present the existing arrangement complies with the English Heritage guidance. Additionally paragraph 186 of the PPS5 Practice Guide states that "new features added to a building are less likely to have an impact on

the significance if they follow the character of the building”

The proposed extension would create a deep, full width extension across the rear of the building which harmfully contrasts with the strong, shallow vertical proportions of the rear. The large areas of glazing and cornice further accentuate the horizontal proportions of the extension. By projecting out beyond the depth of the existing extensions it creates an incongruous stepped arrangement which is out of character with the simpler forms found on the rear of this type of building. Additionally the extensions would be almost as deep as they were tall, which is again out of character with the building.

Internal impact

Paragraph 182 of the PPS5 Practice Guide states that *“the plan form of a building is frequently one of its most important characteristics”*. Page 3 of the English Heritage guidance on terrace houses states that plan form contributes to the special interest of the London terrace house and *“the majority of London terrace houses conform to a limited number of closely related plan forms with a consistent hierarchy between front and back rooms and with the principal rooms located almost universally on the ground and first floors...”*

Presently the space is divided into two parts, the conservatory element and the closet wing element (although the wall between can be opened up as there is presently just shelving there). The distinction between the two however is still clearly evident, as it reads as an opening in the wall. The scale of both spaces is appropriate to the subservient nature of this area of the building.

The proposed new room is of a considerable scale and almost matches the rest of the basement level in terms of floor area. This would be at odds with the overall hierarchy of the building, where the larger spaces would be found on ground and first floor level. The basement was traditionally the location for domestic service arrangements with more compartmentalised spaces.

Not only would the proposed works result in the removal of a traditional plan form for this part of the building; it would also create a large space which is out of character with this level of the building.

The applicants could still achieve a larger space in this area by making an opening in the side wall of the closet wing to link the two spaces (and has been approved on other properties in the terrace). This would create a functionally better space whilst still maintaining the character of this area.

Impact on the character and appearance of the conservation area

In a wider context no extension which projects this far from the building line has been approved on this stretch of terrace. Part of the special interest of the building is the role it plays in a wider, formal composition. Whilst there is not a consistent uniformity to the rear, there are certain parameters which have not been breached in terms of height and depth, which results in a fair degree of cohesion between the buildings.

Not only would the proposed extension be harmful to the parent building but it would diverge too much from the established pattern of extension, such that it would harm the wider group of buildings of which this property forms an integral part.

Amenity

The proposed extension would project up to the boundaries with the adjoining properties at nos. 36 and 38. Although the height of the extension (3.1m) would project above the boundary wall with these properties, it would be set below the cill of the upper ground floor windows and would not have an impact on daylight or sunlight. The extensions would project out 2.3m from the rear elevations of the existing extensions. This would not result in a further sense of enclosure to the adjoining properties and would be considered acceptable.

No windows are proposed in the side elevations of the extensions and the proposed extension would therefore have a satisfactory relationship with the adjoining properties in terms of privacy.

Conclusion: Refuse planning permission and listed building consent.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613