

Delegated Report		Analysis sheet		Expiry Date:		09/07/2010	
		N/A / attached		Consultation Expiry Date:		30/06/2010	
Officer				Application Number(s)			
Hannah Parker				2010/2684/P			
Application Address				Drawing Numbers			
43 Meadowbank London NW3 3AY				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Additions and alterations including loft conversion with rear full width dormers, infill of front porch and repositioning of front door at ground floor level and excavation at basement level to existing dwelling house (Class C3).							
Recommendation:		Refuse planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	02	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		<p>Two objections were received and a summary of there responses are detailed below;</p> <ul style="list-style-type: none"> Noise dirt and vibrations from the construction of the basement Party wall issues No established roof additions on this type of building Roof extension inappropriately designed Building will be higher than neighbouring properties The terraces have a largely unimpaired roof line Development overly prominent Object to balcony front and rear <p><i>Council's response: The objections refer to roof extensions/balcony to the front. Under this application the front roof slope remains unaltered.</i></p>					
CAAC/Local groups comments:		No responses to date					

Site Description

The application site comprises an existing mid terrace property situated close to the end of the Meadowbank Estate, just off Oppidians Road. The property is not listed, nor is it located within a Conservation Area. The property is occupied as a single family dwellinghouse.

Relevant History

2010/0528/P- Additions and alterations including loft conversion with front and rear full width dormers, infill of front porch and repositioning of front door at ground floor level and excavation at basement level to existing single family dwelling house (Class C3). Refused **07/04/2010**

Neighbouring properties

2006/3811/P – LDC approved in Oct 2006 at *48 Meadowbank* for proposed conversion of the integral garage into a habitable room and alterations to the roof.

2008/5506/P – LDC approved in Jan 2009 at *56 Meadowbank* for the installation of a dormer extension with two windows in the rear roofslope in connection with the existing single-family dwellinghouse (Class C3).

2009/2685/P – PP approved in Sept 2009 at *58 Meadowbank* for alterations (part retention) to the existing single storey rear extension to dwellinghouse (C3).

2009/3691/P – LDC approved in Sept 2009 for *34 Meadowbank* for erection of dormer windows to front and rear elevations of single family dwelling house (Class C3).

Relevant policies

London Borough of Camden adopted Unitary Development Plan 2006

- SD1 Quality of Life
- SD6 Amenity for occupiers and neighbours
- H1 New housing
- B1 General Design Principles
- B3 Alterations and Extensions

Camden Planning Guidance 2006

LDF Core Strategy and Development Policies

Core Strategy Proposed Submission

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

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

CS17 – Making Camden a safer place

Core Development Policies Proposed Submission

DP2 – Making full use of Camden's capacity for housing

DP24 - Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

DP29 – Improving access

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 additions and alterations including loft conversion with rear full width dormer, repositioning of front door at ground floor level, alterations to the rear elevations and excavation at basement level to existing single family dwelling house.

Main Considerations

- Impact on host building
- Neighbourhood Amenity

Impact on host building

Camden Planning Guidance states that roof additions are likely to be acceptable where the alterations are architecturally sympathetic to the age and character of the building and would retain the overall integrity of the roof form.

The proposed rear dormer would not comply with Camden Planning Guidance as it is full width, at 5 metres wide and would be built on the existing eaves of the property. From the rear, the extension would appear like an additional storey added to the building. The extension would be over dominant and would not respect the roof form or the architectural integrity of the building. Furthermore, the terrace within which the property is set has a largely unaltered roofscape. Although the works would not be easily seen from the public realm, the visual harm is considered so significant as to warrant refusal of the application. The extension as currently conceived could not be constructed under permitted development rights.

Front infill extension

The proposed front infill extension and repositioning of the front door is considered to be acceptable as the works are small in scale, adding approximately 6sq metres of additional space to the existing kitchen. The proposed extension would not detract from the character or appearance of the property as the materials used would match existing. It is noted that there are several examples of such extensions in the Meadowbank estate.

Amendments to rear window fenestration

An additional window will be added to the centre of the rear window at second floor level. There is no objection to this element of the scheme.

Basement excavation

It is proposed to excavate at basement level in order to create approximately 50 square metres of storage space for the dwellinghouse. The proposed excavation would be no larger than the existing footprint of the dwellinghouse and as such is considered to be acceptable. A Construction Management Plan is not required in this instance due to the small amount of space being created at basement level and the fact that the construction vehicles could park outside the dwellinghouse.

Neighbourhood Amenity

The proposed loft extension is not considered to impact adversely upon neighbour amenity in terms of overlooking, loss of privacy or loss of sunlight or daylight as there are no windows directly facing the application site which could be affected. The proposed basement and front infill extensions due to their location and size would not impact on neighbouring properties in terms of overlooking, loss of privacy or loss of daylight or sunlight. The additional window on the rear elevation is not considered to alter from the existing situation.

The works are not considered to adversely impact the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus are considered to be consistent with Policy SD6 of the UDP.

Camden's planning guidance indicates that attic rooms should have a ceiling height of 2.3m. Although an attempt has been made by lowering the ceiling level of the floor below ceiling height remains is approximately between 1.9m and 1.8m. The plans indicate the rooms as a loft roof so the exact use is not clear. The lower ceiling height is not considered sufficiently detrimental to residential standards to warrant refusal. However, an informative has been added to advise the applicant of the minimum ceiling height sought.

Recommendation: Refuse Planning Permission

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