

Delegated Report		Analysis sheet		Expiry Date:		29/04/2010	
		N/A / attached		Consultation Expiry Date:		09/04/2010	
Officer				Application Number(s)			
Jonathan Markwell				2009/2463/P			
Application Address				Drawing Numbers			
35 A Islip Street London NW5 2DJ				Please see decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey ground floor rear extension to ground floor flat (Class C3)							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on 19/03/2010, expiring on 09/04/2010. No responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bartholomew CAAC was formally consulted but has not provided a response to date.					
Site Description							
<p>The application site comprises a mid terrace three storey building located on the south side of Islip Street, close to the junction with Hammond Street (to the east). The property is in used as two residential units, a flat at ground floor level and a maisonette on the upper floors. Like other properties within this terrace, there is an original half width rear wing at ground floor level. The site also includes an ancillary outbuilding beyond the rear wing (granted in 1947 – see relevant history below). The neighbouring building of flats, 37-39 Islip Street differs from the uniform character of the terrace at 9-35, by being a later addition and double width in nature. The predominant character of the surrounding area is residential, barring Kentish Town Church Primary School on the north side of Islip Street (and opposite the application site).</p> <p>The application site is located within Bartholomew Estate Conservation Area. Although not listed, the application site is identified as making a positive contribution to the character and appearance of the conservation area.</p>							

Relevant History

35 Islip Street

TP/38819 - The erection of a shed of temporary construction measuring 22' x 8' by 8' for use as a store for builders' materials. Granted 04/12/1947.

17160 - Change of use into a self-contained ground floor flat and a self-contained first and second floor maisonette including works of conversion. Granted 26/10/1973.

13 Islip Street

2006/5076/P - Demolition of an existing single storey rear extension and replacement with a single storey full width rear extension to flat. Granted 15/01/2007.

23 Islip Street

PEX0000712 - Erection of a single storey rear extension together with the formation of a lightwell and the replacement of existing metal casement windows with timber sash and the provision of new doors to the garden. Granted 31/10/2000.

Relevant policies

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

Bartholomew Estate Conservation Area Statement

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.

Draft LDF Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Draft Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Assessment

Introduction

Planning permission is sought for the erection of a single storey ground floor rear extension. At present the rear wing extends just over half width (3.9m) and is 8m in depth. It is proposed to infill part of the remaining area to make a full width rear extension. However, not all of the remaining area will be infilled as a 2m depth and 2.2m width area will be retained to create a lightwell at this point. Thus in effect the ground floor rear extension incorporates an area 2.2m in width, 6m in depth and 3m in height. Associated with this extension is the provision of new sliding doors to enable access to the rear amenity space and two obscure glazed windows on the side elevation serving a toilet and bathroom. The proposals also indicate that the existing outbuilding is to be demolished. Given the limited size of this outbuilding, conservation area consent is not required for its demolition. The outbuilding is considered to be of no architectural merit and thus its removal is welcomed.

During the course of the application the proposals have been significantly modified and revised. It was originally proposed for the rear extension to extend as far within the garden as the existing outbuilding and be full width at this point. However, given the established rear building line of properties within the terrace, this area (5.75m in depth and 5.9m in width) has been omitted during the course of the application.

Design

In terms of design, the proposed extension will create a full width extension on the rear elevation at ground floor level. Although full width extensions are not a common feature within this terrace of properties, there have been recent examples of similarly designed full width extensions at No. 13 and 23 in the past decade (see relevant history section above). Given this context, the principle of a full-width rear extension is considered to be established. Moreover it is considered to be a clearly subordinate addition, with its height being 3m, 0.5m lower than the original rear wing. In terms of detailed design, the extension will include brickwork to match the existing and timber framed sash windows (on the side elevation) and sliding doors (on the rear elevation). Such materials are considered to be appropriate in relation to the existing character of the host building and the prevailing character of the conservation area. Thus the proposed works, in terms of design, are considered to be appropriate and are considered to preserve the character and appearance of this part of the conservation area.

Amenity

In terms of amenity, on the boundary with No. 33 Islip street there is a 0.95m high brick wall and 1.75m high wire fence above this at the point where the proposed extension will abut. As such, the boundary treatment is presently to a height of 2.7m. This boundary treatment is to be retained as part of the proposed scheme. The height of the extension is 3m; thus extending above the boundary treatment by 0.3m. Where the proposed lightwell is located, the boundary treatment comprises a 3m high brick wall, then reducing to a 1.6m high brick wall. Given the existing boundary treatment and by virtue of the extension being set away from the main rear building line of No. 33 by 2m, it is considered that the proposals will not impinge significantly on levels of outlook or sunlight and daylight to neighbouring occupiers at No. 33. Both windows on the side elevation facing No. 33 will be obscure glazed, so no overlooking/loss of privacy is envisaged.

Given that the proposed works do not go beyond the existing rear building line of the property, no adverse amenity impacts are envisaged for occupiers within No's 37-39 Islip Street. Also, the proposed extension will provide a better quality of residential accommodation for present and future occupiers of the residential unit. The proposed bedroom will retain adequate access to sunlight and daylight owing to the proposed lightwell incorporated into the proposals. The enlarged living /dining/kitchen area provides access to the rear amenity space through the proposed sliding doors.

Recommendation: Grant Planning Permission

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