

DISCLAIMER

Decision route to be decided by nominated members on Monday 12th April 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	15/04/2010
		N/A	Consultation Expiry Date:	31/03/2010
Officer			Application Number(s)	
Jennifer Walsh			2010/0781/P	
Application Address			Drawing Numbers	
66A Malden Road London NW5 4DA			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a full width single storey extension to the rear of lower ground flat (use 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	11	No. of responses	03	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	66b Malden Road, objected to the scheme on the following grounds: - Whilst supportive of the proposal generally they note that the highest point of the roof which abuts the main wall of the property sits significantly higher than the finished floor of the raised ground floor flat, 66b. For information the finished floor is circa 875mm below the cill of the main window to this elevation and therefore the proposal breaches the notional horizontal property line. I would suggest that the highest point of any proposed development should sit below this line. <i>(please refer to paragraph 1.2)</i> 62a Malden Road, object to the scheme on the following grounds: - The planned extension will cause further loss of light to their sons room, as his window overlooks the existing extension. <i>(please refer to paragraph 2.3)</i> -The gardens at the rear of Malden Road and Bassett Street are a beautiful natural area, in what is a busy London area. <i>(please refer to paragraph 2.3)</i> -Further buildings will unnecessarily encroach on greenery and wildlife. <i>(please refer to paragraph 2.3)</i> - The building works will take a long time to complete and will be a menace in terms of noise and dust. <i>(please refer to paragraph 2.3)</i> 68 Malden Road supports the application.					
CAAC/Local groups comments:	No reply has been received from Kentish Town CAAC					

Site Description

The mid-terraced property is located on the east side of Malden Road within the West Kentish Town Conservation Area. The 3/4 storey property is divided into flats, with the subject of this application, Flat A, being located on lower ground floor level.

Relevant History

None Relevant

Relevant policies

London Borough of Camden Unitary Development Plan 2006

SD6 – Amenity for occupiers & neighbours

B1 – General design principles

B3 – Alterations and additions

B7 – Conservation Areas

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.

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

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

DP26 - Managing the impact of development on occupiers and neighbours

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

CS14 - Promoting high quality places and conserving our heritage

DP25 - Conserving Camden's heritage

Assessment

1.0 Proposal

1.1 The application seeks permission for a full width infill rear extension at ground floor level. The extension is proposed to project by 4.7m from the existing rear elevation, be 3.6 m in height and 5.4 metres wide. There is an existing three storey projecting wing with a patio area to the north. This is proposed to be infilled with a rendered construction which comprises three roof lights and four glazed doors opening up onto the existing garden.

1.2 Revisions have been received showing the proposal projecting 4.7m from the original rear elevation, and 1.7m from the existing projecting wing. The height of the application has also been reduced to accommodate the freeholders concerns. The height of the proposal would now be 2.8m, to align with the internal floor levels of the upper flat. Three rooflights over the proposed kitchen have also been reduced to one larger roof light, which measures approx 2.6m x 2.1m.

2.0 Main Issues

2.1 The main issues in regard to this case are the impact of the proposed extension on the character and appearance of the host building and conservation area as well as the impact on the amenity of adjacent occupiers.

2.2 The impact of the proposed extension on the character and appearance of the host building and conservation area

- It is considered that due to the height of the building and the scale of the revised proposal, the extension is subordinate to the main house, it would be appropriate to the character of the building and preserve the appearance of the conservation area.
- The proposed extension is to the rear of the property and would not be visible from the public realm of Malden Road. It would however, be visible from the rear elevations of surrounding buildings. Considering the extension would have a flat roof and materials to match existing building, it is not considered that it would have detrimental impacts upon the character and appearance of the conservation area.
- Whilst it is accepted that the proposal is modern in design and full width, which is contrary to the guidance in CPG, it is considered that it respects the size of the host building, and being at lower ground floor level, the proposal would not create a dominate addition.
- The host property is within a terrace which has had many alterations conducted at the rear of the properties. Further extensions are visible further down the terrace as well as to the opposite properties which front Bassett Street. Therefore, it is not considered that the proposals would harm the integrity of the terrace when read as a whole.
- The garden is considered to be of a considerable size so there are no perceived issues regarding reduction in garden amenity.
- It is therefore considered that the character and appearance of the host building and the conservation area would be maintained by the proposal.

2.3 The impact on the amenity of adjacent occupiers

- Although the proposed extension projects 1.7m further than that of the neighbouring projecting

wing, there is considered to be a minimum perceived loss of amenity on the neighbouring properties. Although there are windows to the rear elevations of neighbouring properties, the window to the north of the site is obscure glazed, and therefore receives a reduced amount of light, and the window to the south of the proposed extension is already deprived due to the existing projecting wing at the host property. The applicant has submitted a shadow analysis which shows that there will be a minimal increase on the shadow created to the neighbouring property.

- Due to the proposed extension being single storey and at lower ground floor level, it is considered that the works would not adversely impact on the amenity of the adjacent properties with regard to overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.
- An informative will be applied to the permission stating the hours of construction on site are subject to control under the Control of Pollution Act 1974.

3.0 The lower ground floor addition and alterations are considered acceptable in design terms as they would be subservient to the parent building, would respect the original design of the building and is unlikely to have any negative impact on the character and appearance of the west Kentish town conservation area.

Recommendation: **Grant Planning Permission**