

Delegated Report		Analysis sheet		Expiry Date:		06/04/2010	
		N/A		Consultation Expiry Date:		19/03/2010	
Officer				Application Number(s)			
Jennifer Walsh				2009/5960/P			
Application Address				Drawing Numbers			
48 Prince of Wales Road London NW5 3LN				Please refer to draft 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 existing residential dwelling (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	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 26/02/2010 – 19/03/2010.					
CAAC/Local groups comments:		N/A					

Site Description
The application site is a basement plus 2-storey terrace property situated on the north side of Prince of Wales Road, west of the junction with Ryland Road, east of Kentish Town West rail station and Dalby St and opposite Hadley Street. The building is not listed, yet it is within Inkerman Conservation Area.
Relevant History
9500621: Erection of a rear extension at basement and ground floor level plus the erection of a terrace and external staircase to garden level GRANTED 03/08/1995

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

Proposal

The application seeks permission for the installation of a rear extension to cover over the existing patio area at raised ground floor level. The extension is proposed to sit between an existing projecting wing, and the neighbours projecting wing. The extension is proposed to be constructed through the use of London stock brick, fully openable double glazed aluminium doors and a double glazed aluminium white powered coated frame roof. The proposed extension is to project 3.6m x 3.2m width x 3.7m in height (taken from its highest point).

Design

Permission was approved in 1995 for a full width rear extension at basement level, with a half width ground floor single storey extension. Along the terrace there are other examples of rear projecting half width wings which can clearly be seen from the rear of the application site.

The ground floor extension is proposed to have a sloping roof which would be 3.7m in height, decreasing to 2.6m. Stairs are proposed to provide access from the extension into the garden. Part of the interest of the host building is derived from its role in the terrace where the uniformity and repetition in built form is important on both the front and the back elevations. Whilst it is acknowledged that the rear extensions are not identical there are clear patterns and there are no full width rear extensions present along the terrace. There does not appear to be any record of recent permission for a full width extension on this side of the street.

Camden Planning Guidance states that rear extensions should be designated to be subordinate to the building being extended in terms of location, form, scale proportions and dimensions. It is considered that the bulk and mass of the proposed extension does not respect the original design and proportions of the building nor the historic pattern of the terrace. The cumulative impact of the previously approved basement plus ground floor extension would have a detrimental impact on the host property as well as the terrace as a whole. The height of the proposal is not considered to be subordinate to the original property and therefore is considered to dominate the original building in terms of bulk, mass and form. The proposal does not fully appreciate the size character and design of the property and therefore is considered to be contrary to both the CPG and UDP policies B1, B3 and B7.

The proposed extension proposes aluminium framed glazed roof. The use of this material in a development of this nature is considered inappropriate. The existing windows to the original rear elevation are timber. The use of aluminium would serve to further erode the character of the existing building and should therefore be discouraged.

Amenity

The proposed rear extension would be higher than what the neighbours existing projecting wing to the east of the site. Whilst it is considered that the proposed extension would increase the height as it adjoins this neighbouring property, the scheme will maintain a sufficient setback from the nearest habitable room window at first floor level such that there will be no material impact in terms of a loss of sunlight/daylight. Given the siting of the extension to the side of the house with no projection beyond existing building lines, the extension would create no significant impact upon neighbouring light, privacy or outlook and is therefore considered to be acceptable.

The proposal includes windows on the rear elevation. Due to the windows looking out onto the rear garden, it is not considered that unreasonable additional overlooking would result from this proposal. It is therefore considered that the proposed extension is consistent with Policy SD6 of the UDP.

Recommendation: Refuse Planning Permission

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