

DISCLAIMER

Decision route to be decided by nominated members on Monday 08th March 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:	12/03/2010
		N/A / attached	Consultation Expiry Date:	17/02/10
Officer			Application Number(s)	
Katrina Christoforou			2010/0084/P	
Application Address			Drawing Numbers	
33 St Paul's Crescent London NW1 9TN			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of 1-2 storey rear conservatory with single storey lower ground floor rear extension with roof terrace above, installation of privacy screen and access stair to the garden in association with the upper level maisonette.				
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	09	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	A site notice was erected on the 27/01/2010. No responses received.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<u>Camden Square CAAC: (Objection)</u> - The drawings are technically inadequate as the extent of neighbouring extensions is not shown and the proposed materials have not been specified. The application should not have been validated. <i>(See para. 2.2)</i> - Inadequacy of information makes it impossible to comment on bulk, scale, proportion and rhythm of the proposed development. <i>(See paras. 2.1 and 2.2)</i> - Potentially attractive studio in what may be a relatively long extension. <i>(See para. 2.2)</i>					

Site Description

The three storey mid-terrace Victorian property is located on the east side of St. Paul's Crescent within the Camden Square Conservation Area. The property is divided into two residential flats. The property has been identified within the Camden Square CAS as making a positive contribution to the conservation area.

Relevant History

8501301: Planning permission granted 02/10/1985 for the conversion of house into one 1-bedroom flat and one 3-bedroom maisonette including the erection of a new conservatory extension at the rear.

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD1- Quality of life

SD6- Amenity for occupiers and neighbours

B1- General design principles

B3- Alterations and extensions

B7- Conservation Areas

Camden Planning Guidance 2006

Camden Square CAS

Assessment

1.1 The application is for the replacement of the existing 1-2 storey rear conservatory. The rear of the existing building comprises the main three storey elevation with a two story half-width brick built addition (width 2.7m, depth 2.6m and height 4.8m). The glazed conservatory is attached to the end of the brick extension with its layered pitched roof sloping away from the house from upper ground to lower ground levels (width 2.7m, depth 3.4m and height 4.7m sloping to 2.8m). The existing conservatory consists of a number of glass panels which are not sealed together leaving large open gaps reducing the energy efficiency of the house and making the room uninhabitable during the winter months.

1.2 The proposal includes the removal of the conservatory and replacement with a single storey timber clad single storey extension at lower ground level. The extension would be very slightly larger in footprint (width 3m, depth 3.9 height 2.5m to flat roof level) than the conservatory it replaces. A new door and window (materials not specified) would be inserted in the upper ground floor rear elevation of the existing brick built extension providing access to the flat roof of the new addition for use as a roof terrace. The side cladding of the extension would be built up to a total height of 3.1m to create a balustrade for the new staircase. A new steel staircase extending 2.1m would provide access from the terrace to the garden. As the extension would be along the boundary with number 31, it is proposed to extend the height of the boundary wall by a maximum of 1m and to add an opaque/translucent screen above (measuring 0.7m in height).

Design and appearance

2.1 The proposed replacement extension would be timber clad and contemporary in its design. The extension would be located at lower ground floor level and at the rear of the property where it would not be visible from the public realm or readily visible from the surrounding properties or gardens due to the enclosed nature of the site. The footprint of the extension would only be very slightly larger than the existing conservatory and would be single storey in comparison to the conservatory's 1-2 storey height. The timber cladding would contrast with the traditional character of the original house, but as it would be limited to the single storey modern addition this is not considered to be harmful. Whilst the timber cladding would provide a more solid appearance than the

glazed conservatory, overall it is considered that the extension would be subordinate to the host property in terms of its scale, mass and positioning.

2.2 The Camden Square CAAC has raised objections on the grounds of insufficient detail in the drawings in terms of the context of the site to enable full assessment. There is no requirement for the applicants to include the neighbouring properties on the drawings and the information submitted is sufficient. The application property forms the second in a terrace of four houses. Views of the neighbouring properties are obscured by the garden boundaries and planting. Number 31 appears to have a balcony at ground level possibly over an extension at lower ground floor level. Number 35 has a two storey rear addition with a roof terrace above. Views of number 37 are not available from the rear garden of number 33, but planning permission reference PEX0000789 was granted in 2000 to create access to the flat roof for use as a terrace in 2000, suggesting that there is an extension in place. There is no particular uniformity in the way the rear of the terrace has been extended. The gardens are generally secluded and are bounded by fairly high garden walls in parts. Within this context the proposed replacement extension is considered to respect the character and appearance of the host property, the terrace and the conservation area and is compliant with policies B1, B3 and B7.

Amenity

3.1 The proposed use of the flat roof area would require the increase in the height of part of the garden boundary wall with number 31 to prevent overlooking. This would comprise part brick extension with a translucent screen above. At its maximum the height of the boundary would be increased by 1.7m. Given the relationship with the existing two storey back addition and the distance of the extended part of the wall from the neighbouring windows it is not considered that the addition would significantly reduce light to the neighbouring habitable rooms compared with the existing situation. Being located to the south the increased boundary height may slightly increase overshadowing to part of the garden at number 31. However given the depth and size of the rear gardens the increase height of the boundary wall would not be considered harmful to the residential amenity of the neighbours.

3.2 The CAAC has also raised objection to the description of the privacy screen as both 'translucent' and 'opaque'. The two are ultimately considered to achieve the same result in preventing direct views and protecting privacy whilst still allowing light to pass through. The material has been specified as polycarbonate. It is recommended that a condition be attached to any permission requiring that the increase height of the boundary wall and privacy screen be installed prior to the commencement of use of the roof terrace and requiring that the screen be permanently maintained and retained there after. The proposals would then be considered to be compliant It is therefore considered that the proposals comply with policy SD6.

Recommendation

Grant planning permission.