

DISCLAIMER

Decision route to be decided by nominated members on Monday 15th February 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:	17/02/2010
		N/A / attached	Consultation Expiry Date:	03/02/2010
Officer			Application Number(s)	
Rob Tulloch			2009/5064/P	
Application Address			Drawing Numbers	
124A Greencroft Gardens London NW6 3PJ			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey rear extension with green roof to ground floor flat, and replacement of window and doors to rear (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	29	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p><u>126 Greencroft Gardens:</u></p> <ul style="list-style-type: none">Concerns about the length and height of the extension, and its visibility from their property<u>Response:</u> <i>The extension is a modest size and the view of it from the neighbouring basement flat would be extremely limited</i>The sunpipe is not in keeping with the area<u>Response:</u> <i>The sunpipe has been removed from the application</i>Construction and party wall issues.<u>Response:</u> <i>These are not material planning considerations</i> <p><u>124B Greencroft Gardens:</u></p> <ul style="list-style-type: none">The extension will cause damp in the flat above and exacerbate health problems for the occupier<u>Response:</u> <i>This is not a material planning consideration</i>					
	<ul style="list-style-type: none">The extension would enable burglars to easily enter the flat above by climbing onto the roof and prevent the opening of windows <p><u>Response:</u> <i>The circumstances of this development are no different to many other applications for single storey rear extensions throughout the Borough. The rear of the property does not have direct access from the street</i></p> <ul style="list-style-type: none">When it rains, the raindrops on the new roof will cause noise nuisance <p><u>Response:</u> <i>The extension will have a green roof so rainfall noise will be abated</i></p> <ul style="list-style-type: none">Pigeons will gather on the roof of the extension <p><u>Response:</u> <i>This is not a material planning consideration</i></p> <ul style="list-style-type: none">The extension will enable rats/mice to climb to the flat above <p><u>Response:</u> <i>This is not a material planning consideration</i></p> <ul style="list-style-type: none">The extension will affect the view <p><u>Response:</u> <i>The extension will extend 2.3 metres from the rear building line and the roof of the extension will be located 900 mm below the sill of the window of the flat above. Views will not be compromised and any visibility of the extension would be from an oblique angle when viewed from the window of the flat above</i></p>					

CAAC/Local groups comments:	None received
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Site Description

The property is a four storey, late Victorian terraced property constructed in red brick which has been divided into flats. It is located on the north side of Greencroft Gardens and lies within the Swiss Cottage Conservation Area.

Relevant History

28550 The erection of 3 garden stores at the rear. Granted 26/07/1979

2005/4285/P Erection of a single storey structure in rear garden to provide workshop/studio space ancillary to the ground floor residential flat. Granted 06/03/2006

2006/3723/P Erection of a single storey rear extension to the garden flat. Granted 27/10/2006

2007/1828/P Erection of a single-storey structure with green roof as a revision to planning permission granted 06/03/2006 (ref: 2005/4285/P) for erection of a single-storey structure in rear garden to provide workshop/studio space ancillary to the ground floor residential flat. Granted 25/06/2007

2008/0268/P Amendment to planning permission granted on 25/06/07 (2007/1828/P) for erection of a single-storey structure with green roof to provide workshop/studio space ancillary to the ground floor residential flat [itself a revision to planning permission granted 06/03/06 (2005/4285/P)] namely, increase length of structure from 4.8m to 5.8m and raising it on decking. Granted 11/03/2008

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

SD9 Resources and energy

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Camden Planning Guidance 2006

Swiss Cottage Conservation Area Statement

Assessment

The proposal is to erect a single storey extension at rear lower ground floor level. The extension will be timber clad and incorporate a green roof. The proposal also includes replacement double doors and window to the rear elevation.

Amendment

The sunpipe chimney at the front was considered to be harmful to the character and appearance of the host building, street scene and conservation area. The complete sunpipe system has now been removed from the proposal.

The material planning considerations are the impact of the proposal on the appearance of the building, and

character and appearance of the Conservation Area, and the impact on the amenity of neighbouring properties.

Visual impact

The property has not previously been extended at the rear. Permission was granted in 2006 for a modest extension, but this was not implemented. The proposed extension is slightly larger than previously approved, at approximately 3.5m wide, 2.3m deep and 2.8m high, but it is still a modest structure and would be subordinate to the host building.

The proposed extension will be timber clad with a green roof. The modern design is acceptable, and together with its size and location at the rear, it is not considered to harm the character and appearance of the host building or conservation area. The replacement double doors and window to the rear elevation would be of the same size as existing, but of a different design. As these are relatively minor alterations to the rear of the property and of an acceptable design they would not harm the character and appearance of the host building or conservation area.

There is a workshop/studio in the rear garden measuring approximately 4.8 x 3.2 metres, but as the garden is quite large at 30 x 7 metres, the extension would still allow for the retention of a reasonably sized garden.

Therefore the proposal would comply with policies B1 (General design principles), B3 (Alterations and extensions), and B7 (Conservation areas) of the Camden Replacement Unitary Development Plan 2006.

Green roofs are welcomed for their thermal insulation, run-off reduction and go some way toward mitigating the loss of green space resulting from extensions. They are not generally considered harmful to the visual appearance of extensions. The Council will seek developments that conserve energy and resources through design for energy efficiency, and as such this element of the proposal complies with policy SD9 (Resources and energy) of the Camden Replacement Unitary Development Plan 2006.

Amenity

The party wall between numbers 124 and 126 Greencroft Gardens extends approximately 1.7 metres from the rear wall of number 124 at a height of approximately 2.7 metres. Thereafter it drops to 2.1 metres. The proposed extension has a height of 2.8 metres and extends 2.3 metres, therefore the majority of the extension will only exceed the height of the party wall by 100mm, the remainder will rise above the party wall by 700mm.

As only a small part of the extension would be seen from the neighbouring basement flat, and as there is already a small extension on the other side of the party wall measuring 2.6 metres high, 2 metres deep, and 1.6 metres wide, it is considered that the proposed extension would not harm the amenity of adjoining occupiers in terms of a loss of daylight or sunlight or an increase in overlooking.

Recommendation: Grant Planning Permission