

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th September 2009. 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:	31/08/2009
		N/A / attached	Consultation Expiry Date:	28/08/2009
Officer			Application Number(s)	
Hannah Parker			2009/3411/P	
Application Address			Drawing Numbers	
55 Princess Road London NW1 8JS			See Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of additional storey to an existing 2 storey rear wing extension to a dwelling house (Class C3).				
Recommendation(s):		Grant Permission		
Application Type:		Full Planning Permission		

Conditions:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses No. electronic	01 00	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed from the 07/08/2009 until 28/08/2009.</p> <p>Objection from 20 Edis Street</p> <ul style="list-style-type: none">• Proposal out of character and intrusive for neighbours and people living opposite• Loss of daylight, sunlight and privacy• Houses already back closely onto each other• No other 3 storey extensions in the area <p><i>Council response - see assessment</i></p>					
CAAC comments:	<p>The Primrose Hill CAAC</p> <p>The Advisory Committee welcomes the daylight and sunlight study for the adjoining property at no. 53, but advises that the orientation of the rear of the terrace suggests that it is the other adjoining property, no. 57, which is more vulnerable to loss of light, and that this should therefore be examined. They advise that a similar daylight and sunlight study be undertaken for no. 57 before the application is determined, and ask to see the study.</p> <p><i>Council response - see assessment</i></p>					

Site Description

A single family dwellinghouse comprising basement, ground, first and second floors. A terraced property located on the west side of Princess Road opposite the Grade II listed Primrose Hill Primary School. The site is situated within the Primrose Hill Conservation Area

Relevant History

Application site

2009/1435/P - Erection of an additional storey above existing two storey rear wing of existing dwellinghouse (C3). **Withdrawn** by applicant

2008/5591/P - Single-storey glazed infill extension to rear lower ground floor; new entrance steps to front lightwell and the replacement of a door with a window within the basement area to an existing dwelling house (C3). **Granted** permission 09/03/2009

Related sites

15178 - **59 Princess Road**

Erection of an additional storey at roof level at 59 Princess Road, N.W.1 to provide an additional habitable room. **Granted** 04/04/1973

CTP/J10/4/2/1381 - **47 Princess Road**

Erection of a 3-storey extension at the rear of 47 Princess Road, for residential use. **Granted** 02/02/1966

31725 - **61 Princess Road**

Change of use and works of conversion to form 2 self-contained maisonettes including the construction of a bathroom extension at first floor level. **Granted** 27/05/1981

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Replacement UDP 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation Areas

Camden Planning Guidance 2006

Primrose Hill Conservation Area Statement

Assessment

The applicant proposes to add an additional storey on to the top of the rear wing, making a total of three storeys. (Lower ground, Upper ground and 1st floor).

This application is a resubmission of application 2008/5591/P. This application was withdrawn due to issues regarding daylight towards no.53. A daylight/sunlight assessment was submitted in support of the application which addressed the previous concerns.

Main Considerations:

- Impact on host building and the Conservation Area
- Neighbourhood Amenity
- Other Issues

Impact on host building and the Conservation Area

The additional storey cannot be seen from the public realm; therefore the impact on the overall character and appearance of the conservation area is not harmful.

There are some examples of 3-storey rear wings along Princess Road, so the addition would not appear isolated or incongruous. The addition is considered acceptable as it respects the form, scale and proportions of the building. The rear wing will remain subordinate, as it is still over a storey below the roof eaves.

The existing original window lost though the addition of the extra storey will be re-used on the rear elevation of the rear wing. This is welcomed, as the size and scale of the window corresponds to the windows on the lower storeys of the rear wing.

The works are compliant with policies B1, B3 and B7 of the UDP.

Neighbourhood Amenity

The properties most likely to be affected by the additional storey are the adjoining properties on both sides at nos. 53 and 57 Princess Road. In order to ensure that the amenity of no.53 was not significantly harmed, a daylight/sunlight report has been prepared in conjunction with this application. It concluded in terms of both daylight and sunlight that the scheme is BRE compliant.

Because of the position of the rear wing, which does not extend the full width of the dwelling house, the impact on no. 57 is not considered to be harmful. The comments from the CAAC are acknowledged regarding the access to daylight and sunlight towards no.57. It is considered that, as there is a distance of approximately 3m between the rear wing at no.55 and the 2-storey rear wing at no. 57 [where there are no windows on the side elevation], the loss daylight and sunlight would not be significant enough to require a further daylight and sunlight report.

The properties that face the rear addition are on Edis Street. The closest property on Edis Street to no.55 Princess Road lies approximately 7.5m away. Although this is not a considerable distance, there are two small gardens in between the development property on Princess Road and Edis Street. It is considered that the properties along Edis Street will not be harmfully affected in amenity terms.

It is therefore considered that the proposed works would not adversely impact on the amenity of the neighbouring properties with regards to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure and is therefore considered to be consistent with policy SD6 of the UDP.

Other Issues

There is a possibility that in the future the roof of the additional storey could be used as a roof terrace. Although there are examples along the row of terraced houses of roof terraces, it is considered that in order to comply with current Guidance a terrace would only be acceptable if a 1.7m high obscured glazed privacy screens was provided. However, the additional bulk created by the screen would be harmful to the host building and may adversely impact the amenity of the immediately surrounding properties. Therefore a

condition should be placed on this permission preventing the roof of the addition being used for any other purposes than maintenance unless otherwise agreed by the Council.

Recommendation: Grant Permission