

<b>Delegated Report</b>		Analysis sheet		Expiry Date:		02/03/2008	
		N/A / attached		Consultation Expiry Date:		13/02/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Jonathan Markwell				2008/5843/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
13A St Thomas's Gardens London NW5 4EX				Please see decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Revisions to planning permission 2008/3689/P, dated 16/09/2008, for the erection of a rear extension at basement and ground floor levels on the western elevation of the residential maisonette (Class C3). Revisions comprise a sloping glass roof on the eastern elevation of the residential maisonette and reconfiguration of the roof terrace area at ground floor level.							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>07</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		The occupier of No. 14 St Thomas's Gardens supports the revised scheme, which is described as "a helpful improvement on application 2008/3689 last summer".					
<b>CAAC/Local groups* comments:</b>		None					
*Please Specify							
<b>Site Description</b>							
The application site comprises a four storey (including basement and roof extension) terraced property located on the northern side of St Thomas's Gardens. The property has been converted into two self-contained units, as granted in 1988 (see relevant history section below).							
This application relates solely to the basement and ground floor maisonette (known as 13A St Thomas's Gardens), which has sole access to the rear amenity space. The rear garden is currently 'L' shaped, owing to the basement floor level extending out from the rear of the main building line. Both neighbouring properties have two-storey rear additions, located at basement and ground floor level. These works were completed in the 1970's, as outlined in the relevant history section of this report. Planning permission was granted in September 2008 for a rear extension at basement and ground floor levels on the western elevation of the application site (see relevant history section below).							

The site is not located within a conservation area, nor is it a listed building.

### **Relevant History**

#### **13 St Thomas's Gardens**

5251 - The erection of a bathroom addition at rear of No. 13 St. Thomas's Gardens, Camden. Granted 06/06/1968.

8701262 - Change of use and works of conversion to form one 3-bedroom and one 1-bedroom flat including erection of a roof extension. Granted 27/01/1988

2008/3689/P - Erection of a rear extension at basement and ground floor levels on the western elevation of the residential maisonette (Class C3). Granted 16/09/2008.

#### **12 St Thomas's Gardens**

G10/1/30/13845 - Erection of two floor rear extension at 12 St. Thomas Gardens, N.W.5. Granted 03/08/1972.

#### **14 St Thomas's Gardens**

Alterations to the existing basement rear extension and the erection of a ground floor rear extension. Granted 25/04/1975.

### **Relevant policies**

#### **London Borough of Camden Replacement Unitary Development Plan 2006**

S1/2 – Sustainable Development

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

#### **Camden Planning Guidance 2006**

### **Assessment**

#### **Introduction**

Planning permission was granted in September 2008 for a rear extension at basement and ground floor levels on the western elevation of the residential maisonette (see relevant history above). This application is identical to the previously approved scheme, barring a sloping glass roof on the eastern elevation of the residential maisonette and the reconfiguration of the roof terrace at ground floor level.

On the previously approved scheme the area to which the current application relates was a flat roof, which was conditioned to ensure it was not used in future as a roof terrace without planning permission. The previous application originally sought a full width extension at ground floor level; it was subsequently amended during the course of the application so that the extension was set in 1.8m from the eastern boundary of the property in order to protect residential amenity.

The sloping glass roof will be 4.8m in length and 1.6m in width, in the area between the previously approved ground floor extension on the western elevation of the maisonette and the eastern boundary of the building. At the point with the approved extension the sloping glass roof will be 3m in height (the same height as the approved extension), reducing to 1.45m on the boundary with No. 14 St Thomas's Gardens. The boundary wall between No. 13 and No. 14 St Thomas's Gardens is built up to 1.45m at this point. As such, the glass roof will be built to connect the existing boundary wall and the approved extension.

The basement and ground floor extension on the western elevation has already been granted planning permission by virtue of 2008/3689/P and is therefore not considered as part of this

application.

## **Design**

The only design consideration concerns the sloping glass roof. The roof will, in effect, create a full width rear extension at ground floor level. It is acknowledged that there are two storey rear extensions at both neighbouring properties; the proposed glass roof (which the applicant has confirmed will be obscure glass) will be lightweight in appearance, thereby reducing the bulk of the extension. It will relate satisfactorily to the already approved ground floor extension and therefore is acceptable in design terms.

## **Amenity**

There is no impact from the proposed glass roof or roof terrace area on the neighbouring occupiers at No. 12 St Thomas's Gardens (beyond the western elevation of the building) or on Herbert Street (to the north of the application site).

The only potential impact is on the neighbouring occupier to the east of the application site, No. 14 St Thomas's Gardens. In terms of overlooking and privacy, the applicant has confirmed that the sloping glass roof will be obscured. Nevertheless, a condition is recommended stating that this glass roof will consist of obscure glass in order to protect the residential amenity of the neighbouring occupier.

A 1.4m deep area on the rear elevation will be a flat roof area and there is scope for this area to be used as a roof terrace. There are no issues raised regarding the use of this area as a roof terrace. The scope for overlooking from this terrace is limited and it is not considered to sufficiently impinge on residential amenity to warrant the refusal of the application.

With respect to sunlight, daylight and outlook, the glass roof is designed at a 45° angle so as to not further impinge on the level of outlook and daylight to the basement floor windows on the rear elevation of the neighbouring property. It is acknowledged that the existing basement floor extension at the host property already negatively impacts on the daylight and outlook from the basement floor windows at No. 14 St Thomas's Gardens. The proposed glass roof does not exacerbate the existing situation. This is based on guidance within Camden Planning Guidance and BRE guidelines. As a result, the scheme is considered to be acceptable in terms of sunlight, daylight and outlook.

**Recommendation:** Grant Planning Permission

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