

Address:	175 Gloucester Avenue London NW1 8LA		
Application Number:	2007/2998/P	Officer: Hugh Miller	
Ward:	Camden Town with Primrose Hill		
Date Received:	18/06/2007		
Proposal: Removal of existing front steps at lower ground floor level and erection of new spiral staircase, replacement of window at lower ground floor front elevation to a door and erection of a two-storey glazed infill extension to rear of single-family dwelling house (C3).			
Drawing Numbers: Drawings and Plans Schedule; Location Plan 06/317/3; Photo Sheets Ref: 06/317/5; 06/317/6; 06/317/1; 06/317/2 B			
RECOMMENDATION SUMMARY: Grant			
Applicant:		Agent:	
Mr & Mrs A. Davis 175 Gloucester Avenue London NW1 8LA		David Resnick Associates 148 Goldhurst Terrace LONDON NW3 3HP	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C3 Dwelling House		370.0m ²
Proposed	C3 Dwelling House		381.0m ²

OFFICERS' REPORT

Reason for Referral to Committee: Referred to the Development Control Committee under Clause (viii) where the Director of Environment has referred the application for consideration after briefing the Members Briefing Panel.

1. SITE

- 1.1 The application site is a basement plus 3-storey terraced single-family dwellinghouse situated on the west side of Gloucester Avenue, south of the junction with Regents Park Road and east of Fitzroy Road.

- 1.2 No. 173 the adjacent property has a double height glazed extension, similar to the proposal. The rear of several properties within the terrace have been altered and extended including high level extensions. The building is within Primrose Hill Conservation Area. It is not listed.

2. THE PROPOSAL

- 2.1 It is proposed to remove the existing front steps at lower ground floor level and erect a new spiral staircase in the same location. The existing window at lower ground floor in the front elevation is to be replaced with a door and a door in the existing projecting basement extension is to be removed and the area bricked up.
- 2.2 A two-storey glazed infill extension is also proposed to the rear.

3. RELEVANT HISTORY

- 3.1 No.173 –June 1974 planning permission was granted for the erection of a roof extension and a conservatory at the rear to provide additional accommodation, (ref. 19075).
- 3.2 2006 planning application withdrawn for the erection of a two storey glazed extension to rear of property and alterations to front steps and insertion of a new door at basement level to residential dwelling (Class C3), (ref. 2006/4041/P).
- 3.3 May 2007 Pp refused for the erection of a two storey glazed extension to the rear of the property and alterations to front steps and insertion of a new door at basement level to residential dwelling (Class C3), (ref. 2006/1497/P) on grounds of the following:
The proposed double height rear extension, by reason of its footprint, which would align with the existing rear building line, would fail to represent a subordinate form of extension, which would be detrimental to the appearance of the building and the character and appearance of the Primrose Hill Conservation Area. The proposed is contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice contained within the Camden Planning Guidance 2006 and Primrose Hill Conservation Area Statement.

4. CONSULTATIONS

- 4.1 **Conservation Area Advisory Committee**
- 4.2 Primrose Hill CAAC are concerned about the ecological implications of this double height scheme, and critical of potential light pollution for neighbours. They note that the proposals are contrary to UDP S1 and SD9C with B1.

Adjoining Occupiers

	Original
Number of letters sent	11
Total number of responses	01

<i>received</i>	
<i>Number of electronic responses</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	01

4.3 One objection has been received:

- Concerns raised about the proposed alterations to the front elevation at the basement level of the building.

Officer Response: The Council has no control over the alterations because the alterations to the front basement level are permitted development by virtue of Schedule 2, Part 1, of the Town and Country Planning (General Permitted Development) Order 1995 as amended.

- The rear extension would be out of keeping with the appearance of the building.

Officer Response: The simplicity of the design and use of glazing means that the extension appears less bulky and prominent than the use of brick or render. The extension is in keeping with Camden Planning Guidance in relation to overall height, size bulk and design.

5. **POLICIES**

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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.

Replacement Unitary Development Plan 2006

Policy	Title	Conformity
SD1	Quality of life	Complies
SD6	Amenity for occupiers and neighbours	Complies
SD9	Resources and energy	Complies
B1	General design principles	Complies
B3	Alterations and extensions	Complies
B7	Conservation area	Complies

5.1 **Other Relevant Planning Policies**

Primrose Hill CAAC Statement: Basement lightwells, railings and vaults; PH39, PH40, PH41, PH42.

Rear extensions/conservatories: PH26, PH27, PH28, PH29, PH30.

Supplementary Planning Policies

Section 19 –Rear extensions, extensions, alterations and conservatories:

6. ASSESSMENT

Background

- 6.1 In November 2006, the first planning application submitted was withdrawn by the applicant following officers concerns about the impact of the proposed extension on the appearance of the building and on the conservation area.
- 6.2 In May 2007 a revised application was submitted for an identical proposal. The application was refused for the reason set out in the history section.
- 6.3 The principal considerations material to the determination of this application are design and impact on the conservation area, neighbour amenity and impact on resources and energy.

Design and impact on the conservation area

- 6.4 With the exception of the recessed footprint, the current proposal is identical to the recently refused scheme. It was considered at the time of determining the previous application that the proposal would be more acceptable if it achieved such a set in.
- 6.5 The adjoining property at No. 173 is similar in design and footprint to the application property. It has a 2-storey glazed infill extension adjoining a solid 3-storey rendered extension at the rear. Whilst set back from the solid projecting rear wing this glazed extension lines up with parapet of the rear wing therefore, not being wholly subservient.
- 6.6 UDP policy B3 states that the Council will not grant permission for extensions that it considers causes harm to the architectural quality of the existing building or surrounding area. The supporting text to this policy also states that overly large extensions can disfigure a building and upset its proportions. Camden Planning Guidance provides more detailed advice regarding rear extensions. The guidance states that rear extensions should be subordinate to the building being extended in terms of location, form, scale proportions and dimensions. It goes on to state that taller extensions should be no higher than one full storey below roof eaves level and that overly wide extensions can dominate the original building and may be resisted where they are visible from the street.
- 6.7 In terms of its size, bulk and footprint the extension will be set down 1.8m from the height of the adjoining projecting rear wing. It will also be set back 375mm behind the existing rear building line of this extension. The effect of these two set backs and use of lightweight materials would result with an extension, which would be subordinate to the scale and proportions of the existing 3-storey rear wing and also the main building.

- 6.8 In terms of its form the extension would be glazed and set within a mild steel frame providing a clean and simple design. The use of such materials and set backs described above would prevent an overly dominant and bulky extension and would still allow the rear elevation of the main building to be read. In addition the extension has been designed so as to retain the original window on the main elevation between second and third floor level. Partial views of the extension would be gained from one vantage point in Berkley Grove however, this is not considered to be so harmful as to fail to preserve the conservation area and is therefore acceptable.
- 6.9 The proposed rear extension would not detract from the appearance of the host building or the character and appearance of the conservation area. The proposal is therefore satisfactory and would be in compliance with policies B1, B3 and B7 and CPG.

Neighbour amenity

- 6.10 The proposed extension would sit between the 3-storey projecting wing of no.173 and the application site and therefore would not result in harm to neighbouring amenity thereby complying with policy SD6.

Impact on resources and energy

- 6.11 Policy S1 is a strategic policy and is addressed in more detail in policies SD1-SD13. The most likely relevant policy in this instance would be SD9 C a) (Resources and energy), although Part L of the Building Regulations 2000 would address the conservation of fuel and power in terms of energy performance and efficiency. Notwithstanding this, the proposal would comprise structural Argon sealed double glazed units to reduce heat transfer. The inner pane of the glass will be a soft coat low E ensuring a centre pane value of $1.1 \text{ W/m}^2\text{k}$ and the panels are to be silicone sealed. The design specifications of the glazed walls would ensure that the energy issues are addressed in keeping with policy SD9 C a) designs for energy efficiency and minimising heat loss.
- 6.12 The existing external walls are rendered solid brick, 300mm in thickness at ground level and 200mm above.
- 6.13 U values for the walls have been calculated in accordance with the conventions of BS443:2006, which confirm the 200mm walls to achieve a U value of $1.97 \text{ W/m}^2\text{k}$ and the 300 mm walls $1.45 \text{ W/m}^2\text{k}$. In comparison the U value for the glazed units at centre pane will be $1.2 \text{ W/m}^2\text{k}$ which is substantially better than the original walls. Notwithstanding this, should planning permission be granted further consent under the Building Regulations 2006 would be required. Regulation L1b imposes significant requirements to limit heat loss and reduce carbon emissions.
- 6.14 In conclusion, the insulation value of the proposed glazed walls is greater than that of the original masonry walls and will result in a reduction in the heat loss from the building.

Alteration to front basement

- 6.15 The proposed alterations to the front basement level will not be visible from the street, thus concealed behind the front boundary wall. The works could also be carried out under permitted development rights.

7. CONCLUSION

- 7.1 The proposed infill extension is acceptable as it would be subordinate in size and scale to the host building and existing rear wing. The extension has been revised to set it back from the projecting wing and is lower in height than this extension. Combining this with the use of lightweight materials, allowing you to still read the rear elevation of the host building, it is considered to comply with UDP policy and Camden Planning Guidance.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s)

- 1 All new external work unless otherwise specified shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1, B3 and B7 of the London Borough of Camden Unitary Development Plan 2006.

- 2 A detailed section through the proposed glazing bars at a scale of at least 1:10 shall be submitted to and approved in writing by the local planning authority prior to commencement of development.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1, B3 and B7 of the London Borough of Camden Unitary Development Plan 2006.

Informative(s)

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts, which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) or seek prior

approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

3 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2006, with particular regard to policies B1, B3, B7, SD6 and SD9. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613