

DISCLAIMER

Decision route to be decided by nominated members on Monday 17th December 2007. 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:	11/01/2008
		N/A / attached	Consultation Expiry Date:	14/12/2007
Officer			Application Number(s)	
Joe Purcell			2007/5512/P	
Application Address			Drawing Numbers	
72 Clarence Way London NW1 8DG			Site Location Plan Existing B.N/016; Proposed B.N/016A.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection and internal alterations of full width single storey and partial width two storey rear extension to the single dwellinghouse				
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	04	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	A site notice was displayed the 23/11/2007 expiring 14/12/2007. 1 objection was received, the relevant material objections include: <ul style="list-style-type: none">The second floor extension would cause a loss of light to 70 Clarence Way					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The application site is a two-storey mid terrace single-family dwelling house located on the northern side of Clarence Way. The property has been vacant for a number of years and has become dilapidated. Seven of the ten houses within the terrace have had two storey extensions. The application site is not located within a Conservation Area.

Relevant History

72 Clarence Way (application site)

2007/4179/P Erection of full width single storey and partial width two storey rear extension to the single dwellinghouse.

Withdrawn 15/10/2007

70 Clarence Way

9300731 Two storey rear extension

Granted 06/10/1993

66 Clarence Way

8602433 Erection of a 2-storey rear extension

Granted 16/02/1987

64 Clarence Way

9200322 Erection of rear extension to the house at first floor level.

Granted 28/05/1992

62 Clarence Way

H11/2/8/34768 Erection of a two-storey rear addition to dwelling house.

Granted 26/11/1982

60 Clarence Way

8500669 Erection of a 2 storey extension to the rear of the ground and first floors

Granted 14/10/1985

58 Clarence Way

H11/2/7/28740 Erection of two-storey rear extension.

Granted 03/09/1979

Relevant policies

Sets 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

S1/S2 – Sustainable development

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

Assessment

Proposal:

Planning permission is sought for the removal of the existing ground floor outside bathroom and storerooms and replaced with a full width rear extension and half width first floor extension. The proposed extension is of the same height and design as the adjacent extension at 70 Clarence Way. The materials proposed would match that of the existing building with matching brick and timber door and window encasements painted white.

The principle material considerations are the design of the extension and the impact on the amenity of neighbouring properties.

Assessment:

With regard to the design of the extension the Local Planning Authority consider it acceptable in principle. Although planning policy resists full width extensions; at present there is a kitchen built up to the western boundary line and an outside bathroom and storerooms built up to the boundary on the eastern side of the site with an external alleyway between the two, principally the extension is just infilling in this alleyway and combining the kitchen, bathroom and storerooms into one room, the Local Planning Authority considers the full width extension acceptable in these circumstances. The first floor extension is half width and is of the same height as the extension at No.70, the Local Planning Authority consider this design acceptable in the context of the surrounding development.

The previous application was withdrawn on the 15/10/2007 due to the previous design affecting the amenity of surrounding occupiers. These problems included a window at first floor level on the western flank elevation that looked into the bathroom window at No.74. This issue has been resolved with the proposed window being repositioned to the rear elevation so that neighbours are not overlooked. The height of the first floor extension has been reduced by 0.5m from the previous application to be at the same height as the extension at No.70 so that the loss of light into the stairway window at No.70 is reduced. Although there is some loss of light into this stairway window the Local Planning Authority consider the impact on the occupiers amenity at No.70 to be less significant as this is not a habitable room window and refusal on these grounds would be difficult to justify.

Conclusion

The proposed works are considered to be respectful to the character and appearance of the building, unobtrusive to the neighbouring properties and sympathetic to the character and appearance of the area. As such, the proposed works are considered to have appropriate regard for relevant policies of the London Borough of Camden Replacement UDP 2006 (S1, S2, SD6, B1 and B3) and Camden

Planning Guidance and approval is recommended.