

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		13/06/2007	
		N/A / attached		Consultation Expiry Date:		29/05/2007	
Officer				Application Number(s)			
Conor McDonagh				2007/1672/P			
Application Address				Drawing Numbers			
10 Edis Street London NW1 8LG				1513/01; 02; 03; 04; 05; 06; 07; 08; 09;			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a rear extension at basement level with ground floor terrace and second floor extension to rear of single family dwelling house (Class C3).							
Recommendation(s):		Grant 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	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		None					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Primrose Hill CAAC Objects</p> <ul style="list-style-type: none"> No objection to second floor terrace but it should not significantly harm neighbouring light. <p><i>Officers Response: The extension is orientated to the north of the nearest habitable room windows therefore will not impact upon neighbouring light.</i></p> <ul style="list-style-type: none"> The basement extension should follow guidance of PH26 and PH27 within the Primrose Hill CAS. <p><i>Officers Response: The basement extension is unobtrusive and does not impact upon the character of the building or conservation area (PH26) and is in harmony with the historic pattern of extensions within the terrace (PH27).</i></p> <p>Alarmed at the removal of structure proposed in the basement.</p> <p><i>Officers Response: The internal structure removal has no impact upon the appearance of the conservation area and building stability is a building control matter.</i></p>					

Site Description

The site is occupied by a mid terrace 3 storey plus basement property located northwest side of Edis Street. There is an existing 3 metre deep 3 storey projection with second floor roof balcony at the rear and there are other first and second floor rear balconies to neighbouring properties within the terrace.

The property is located within Primrose Hill Conservation Area.

Relevant History

PE9700951R2 Proposed erection of an additional floor at roof level extension and a new brick built extension at first floor Rear. **Approved** 06/07/1998.

PE9900872 Amendment to planning permission granted on 7th July 1998 (Ref. PE9700951R2) for a roof extension comprising the switching of the approved roof terrace from the front to the rear. **Approved** 29/02/2000.

Relevant 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

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation Areas, Character and Appearance

SD6 – Amenity for occupiers and neighbours

Camden Planning Guidance 2006

Extensions, alterations and conservatories (page 81).

Primrose Hill Conservation Area Statement

Assessment

Overview

The applicant seeks to;

1. Erect a flat roof second floor rear extension on the existing 3 metre deep and 2.7 metre wide projection at the rear. The extension will have a window on the rear elevation to match the existing and will be constructed of London stock brick.
2. Erect a rear basement extension to infill the gap between the existing rear 3 metre deep projections found on the applicants and neighbour no. 11's rear. The extensions rear elevation will be flush with these rear projections and will be predominantly glazed. The extensions roof will have walk-on glass floor panels and ground floor balcony is proposed on top of this roof. The balcony will be set back 800 mm from the new rear elevation and will have a 900 mm high glass balustrade.

This application needs to be assessed in terms of amenity, design and the impact upon the character and appearance of the conservation area.

Amenity

Second floor extension: The second floor extension is considered acceptable in amenity terms. The closest neighbouring habitable that could be impacted upon by the extension is a first floor window at no. 9. Given that this window is sited to the south of the extension that there will be no loss of day or sunlight. At 3 metres deep the extension is considered acceptable and will not cause any significant loss of outlook to this neighbouring window. The privacy of this room and the room above will also be vastly improved given that the existing second floor roof terrace will be replaced with an extension and not repeated on the third floor.

Basement extension and ground floor terrace: Given that the extension does not project beyond the building lines of the existing rear projection then the neighbour at no. 11 will not suffer any outlook or light losses. The ground floor balcony is also considered acceptable given that it will be set back within the recess by 900 mm. A degree of overlooking will occur to this neighbour's rear garden but is insignificant by comparison to the overlooking experienced from the existing second floor balcony therefore this neighbour's overall level of privacy is improved. The proposed walk-on glass floor panels will not create any undue light pollution to neighbours as this light will be contained within the recess.

Design

Second floor extension: Policy B3 requires that extensions be subordinate to the parent building. SPG also advises that extensions that are higher than one full storey below roof eaves/parapet level will be strongly discouraged. The existing building is 4 storeys in height at the rear and forms part of a terrace of identical properties, which share uniform façades at the front. The rear of this terrace however, does not display any uniformity with an assortment of 2 and 3 storey projections, with some having balconies, at the rear. Given the four storey height of the building and inconsistent rear elevation of the terrace it is considered that the further extension at second floor level does not appear to be overly bulky nor out of proportion with the building or character with the area in general. Furthermore, it is important to note that the rear is not visible from any public realm and therefore the character and appearance of the conservation area is preserved.

It is also noted that SPG advocates that where a higher extension is appropriate, as is the case here, then a shallow depth plan will generally be preferable to compensate for any increase in visual mass and bulk. This second floor extension does not propose a depth reduction, however given the presence of extensions at this depth and height at the two adjoining neighbours then this depth is acceptable in this instance. The extension does remain almost one full storey below the eaves.

Basement extension and ground floor terrace: Given the small scale of this extension within an existing recess then this extension is considered subordinate to the host building. The extension will lead to a full width development at this basement level but given the proposed glazing of the rear elevation, then the bulk is lessened and will not harm the character or appearance of the conservation area.

Conditions

The drawings indicate that the vaults will be opened up but no details have been provided and therefore a condition is attached. Details of the proposed solar panels are also required by a condition.

Planning permission should be **granted**.