



**Department of the Environment and
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Common Services

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DISMISSED

8601114
Reg: 2015
H13/13/12.

CHIEF EXECUTIVE'S
DEPARTMENT
25 AUG 1987
CAMDEN

L M Ali Esq
94 Agar Grove
LONDON NW1

Your reference

Our reference

T/APP/X5210/A/87/067310

Date

21 AUG 87

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY L M ALI
APPLICATION NO:- PL/8601114/R1

1. As you know I have been appointed by the Secretary of State for the Environment to determine your appeal. This appeal is against the decision of the London Borough of Camden Council to refuse planning permission for a 2-storey rear extension at 94 Agar Grove, London NW1. I have considered the written representations made by you and by the council, and also those made by other parties. I inspected the site on 7 July 1987.

2. The appeal property is a substantial semi-detached house built on lower ground, ground, first and second floors, situated in a primarily residential area. This proposed rear extension is of 2-storeys, to the lower ground and ground floors, to provide an additional 3 bedrooms, 2 shower rooms and a roof terrace. I note that revised drawings have been submitted amending the enclosure of the roof terrace, reducing the height, and amending the windows. The property is opposite the Camden Square Conservation Area, and I note that the Conservation Area Advisory Committee recommended a refusal of the application.

3. From my visit to the site and the representations made, I consider the main issues in this case to be whether or not the bulk of this proposed extension is excessive, and would be out of character in relationship to the appeal site and the character of the area generally, and whether or not it would be of undue detriment to the amenities of adjoining properties by way of loss of light, loss of outlook, and by way of overlooking from the proposed roof terrace.

4. The council refer to the policies of the Borough Plan, adopted in May 1987, which is supported by a non-statutory document, the Environmental Code. The Environmental Code sets out principles which are intended to ensure that residential extensions are sympathetic to the character of the existing building and the surrounding area, and do not have a detrimental effect on the amenities of neighbouring properties.

5. In this particular case the council are concerned both at the size of the proposed extension and its impact on the character of the area, and at the effect it would have on the amenities of neighbouring properties. You have referred to a number of examples of rear extensions in the neighbourhood, and pointed out 2 in particular which may be seen from the rear garden of your house. While each case must be treated on its own merits, I have taken note of the 2 examples which can be seen from your garden, and concluded that neither example represents an extension

of such depth from the main house as your own proposal, and I do not consider them to have set any special precedent. Your own proposed extension is to a depth of 4 m from the rear of the main house, and with a height of 5.5 m, and in my view this would be excessively bulky, and out of keeping with and detrimental to the largely unspoilt rear elevations of this row of houses of which your own is part.

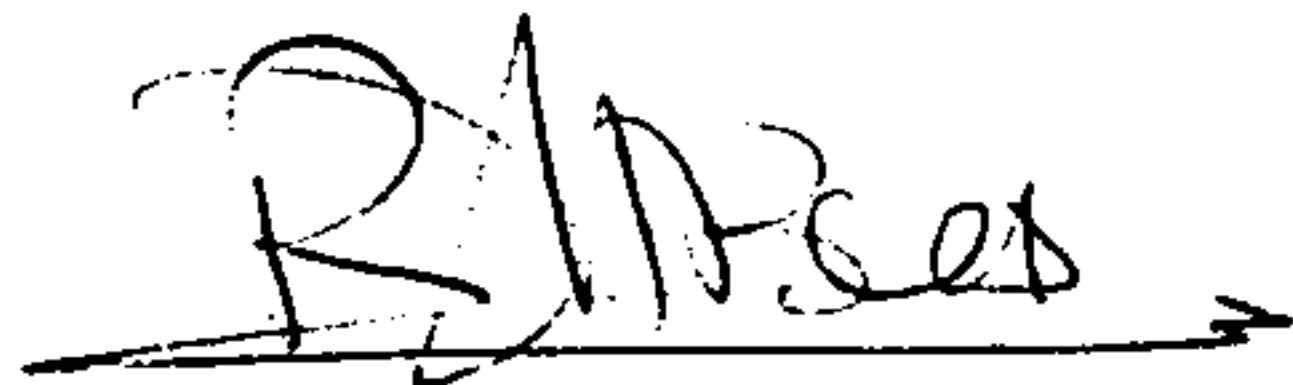
6. With regard to the effects on the amenities of adjoining properties, you maintain that the proposal would not be of any detriment, as no windows in the rear elevation of the neighbouring buildings are below the upper level of the extension. While the gap between the appeal property and No 96 Agar Grove to the east is such that this proposal would not have an undue impact on that property, I am unable to accept that it would not be of any detriment to the adjoining semi-detached house at No 92. Although the proposal is reduced to one-storey in height at the boundary with that neighbouring property, there is a window at the lower ground floor level of No 92, and the bulk of the extension would cause loss of light and considerable loss of outlook from that property.

7. Further, there is the matter of overlooking and loss of privacy to No 92 from the proposed roof terrace. This terrace extends the full depth of the proposed extension at the boundary with No 92, and would in my view not only cause serious loss of privacy and amenity to the garden of No 92, but also create a problem of loss of privacy to the house itself by way of overlooking back into the windows of the rear elevation.

8. In conclusion therefore, I consider that this proposed extension is of an excessive scale, that it would be of a bulk which would not be in keeping with the general character of the area, and that it would be of detriment to the amenities of the immediately adjoining property by way of loss of light and outlook, and by way of overlooking and loss of privacy resulting from the proposed roof terrace. I have taken account of all other matters raised, but have found nothing which would alter the conclusions which I have drawn from my discussion of the main issues above.

9. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss your appeal.

I am Sir
Your obedient Servant

A handwritten signature in dark ink, appearing to read 'R D Hiscox', with a horizontal line extending to the right from the end of the signature.

R D HISCOX MA(Oxon) DipTP ARICS MRTPI
Inspector