

Delegated Report		Analysis sheet		Expiry Date:		24/06/2014	
		N/A		Consultation Expiry Date:		29/05/2014	
Officer				Application Number(s)			
Emily Marriott-Brittan				2014/3009/P			
Application Address				Drawing Numbers			
80A Gaisford Street London NW5 2EH				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Single storey ground level rear extension including rear patio and replacing existing windows to street and rear elevations.							
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	23	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A press notice was published from 08/05/2014 to 29/05/2014 A site notice was displayed from 07/05/2014 to 28/05/2014.</p> <p>82C Gaisford Street: Support as long as works finish no later than 5.30pm.</p> <p>Officer response: Hours of operation will be included as an informative on the decision notice of the application.</p>					
CAAC/Local groups* comments: *Please Specify		Bartholomew CACC: No response.					

Site Description

The site is a mid-terraced property located on the north side of Gaisford Avenue, south of Kentish Town underground station. The site forms part of the Bartholomew Estate conservation area but the building is not listed. The site is identified as making a positive contribution to the conservation area.

Relevant History

None at host site.

71A Gaisford Street

2011/0259/P - Single storey rear extension to lower ground floor flat (Class C3) following demolition of existing extension (**Granted 21/03/2011**).

31A Gaisford Street

2012/0620/P - Erection of a single storey rear extension with rooflight above and replacement of window at lower ground floor level to residential flat (Class C3) (**Granted 02/04/2012**).

Relevant policies

NPPF - 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS1 (Distribution of Growth);

CS5 (Manage impact of growth);

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

DP25 (Conserving Camden's Heritage)

Bartholomew Estate Street Conservation Area Statement 2000

Camden Planning Guidance 2011

CPG 1 (design) CPG 6 (amenity)

Assessment

Proposal

Single storey ground level rear extension including rear patio and replacing existing windows to street and rear elevations.

The main issues are: 1) the design of the extension and the impact on the appearance of the building and on the character and appearance of the conservation area 2) the impact on amenity for adjacent occupiers.

Design and appearance

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 and DP25 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

The proposed ground floor infill extension will project approximately 3m from the original rear wall of the dwellinghouse and would add an additional 0.725m to the depth of the existing half width rear projection which currently projects 2.3m from the rear wall. The maximum height will be 3m to the parapet wall. The proposed scale of the infill extension is considered modest and does not have an overbearing impact on the existing dwellinghouse and is appropriate in terms of bulk and scale. The Bartholomew Estate Conservation Area Statement notes that extensions should be as unobtrusive as possible and should not affect the character of the building or the conservation area and should be in harmony with the original form and character of the house. It is considered that the design is sympathetic to the existing building and wider conservation area.

The proposed extension is considered subordinate to the existing garden, and the majority of the existing raised garden would be retained as part of the application. The materials include brick masonry with oak timber trellis and aluminium framed glass doors and obscure glazed rooflights. The materials are considered acceptable, the proposed oak timber trellis would allow for vegetation to grow which is supported. The proposed two windows at both the front and rear will be replaced with double glazed timber sash windows which is supported in the conservation area.

Amenity

DP26 seeks to ensure that the amenities of neighbouring occupiers are not unduly harmed in terms of daylight access, outlook, overlooking and noise.

The proposed extension will infill the existing patio area and would extend past the rear wall of the existing two storey rear extension at No.82 Gaisford Street by 0.7m. On the boundary with No. 78 the additional depth on the existing half width projection along this boundary would also add 0.7m. The proposed extension is considered modest in depth and height and is unlikely to have a negative impact on the amenity of either adjoining neighbouring dwellinghouse.

Conclusion

The proposed rear extension at ground floor level and balcony at first floor are considered acceptable with regards to policies CS5, CS14, DP24, DP25 and DP26 in addition to supplementary planning guidance.

Recommendation: Grant planning permission.