

Delegated Report		Analysis sheet		Expiry Date:		28/08/2014	
		N/A / attached		Consultation Expiry Date:		10/09/2014	
Officer				Application Number(s)			
Obote Hope				2014/4604/P			
Application Address				Drawing Numbers			
55 Gloucester Avenue London NW1 7BA				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The erection of a single storey rear ground floor extension following the demolition of existing timber garage.							
Recommendation(s):		Refuse planning permission					
Application Type:		Householder Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:							
CAAC/Local groups* comments: <small>*Please Specify</small>		Primrose Hill CAACS comments are as follows: <ul style="list-style-type: none"> No objection to the side addition, subject to a condition that the boundary wall is reinstated using the masonry saltire pattern which is characteristic of the conservation area; 					

Site Description

The application site is to the western side of Gloucester Avenue with a splay with the junction of St Mark's Crescent with low brick walls, the host building is a substantial three storey property with lower-ground floor. The Conservation Area Statement designated the site as located within sub area 3 consisting of front gardens with low brick wall.

Number 43-63 (odd) are considered to make a positive contribution to the Primrose Hill Conservation Area. Significantly the views from the principal elevation are characteristic of the area, particularly from the front of the terrace between the gap narrow gap that entails views of the small narrow garden area.

Relevant History

CTP/J10/10/5/3806 – Planning permission was granted on 13th September 1967 for: The formation of a new window in each of the basement and the ground floors at No. 55 Gloucester Avenue, Camden.

CTP/J10/10/5/3565 – Planning permission was granted on 09th June 1967 for: The conversion of 55 Gloucester Avenue, Camden from 4 flats to 7 flat-lets.

PEX0000160 – Planning permission was granted on 05th June 2000 For: Retention of rebuilt boundary wall.

Relevant policies

National Planning Policy Framework 2012

LDF Core Strategy and Development Policies 2010

Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP25 - Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG1 (Design) (Section 4 para. 4.9-4.15, 4.24, 5.14- 5.20)

CPG6 (Amenity)

Primrose Hill Conservation Area Statement, 2000 (page 18)

London Plan, 2011

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of a rear extension at ground level, following the demolition of existing garage.

1.2 The main issue under consideration are:

- design of the proposed scheme on the wider conservation area
- Impact with the neighbouring amenities

Design

2.1 Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia 'preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas'. The property lies within Primrose Hill Conservation Area, and any alterations/extension to the building should therefore preserve and enhance the character and appearance of this conservation area.

2.2 Paragraph 5.7 of CPG1 states that additional storeys and roof alterations are likely to be acceptable where:

- The rear of some buildings may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. The Council will seek to preserve these where appropriate. Some of the Borough's important rear elevations are identified in conservation area statements, appraisals and management plans.

2.3 The proposed rear extension would measure approximately 2.9m (height) x 2.8m (width) and a depth of 3.8m and would be located at ground floor level, following the demolition of the existing timber garage that measures approximately 1.7m (height) x 2.1m (width) x 4.2m (depth).

2.4 The extension would be constructed using London stock bricks, rendered masonry, dark grey single ply membrane, with timber doors and window to match the aesthetics of the host building. The roof lantern would be installed and project approximately 0.4m from the proposed roof. The doors and windows would be timber framed. Therefore, the infill extension would broadly meet planning policies CS14, DP24 and DP25 of the LDF.

2.5 The proposed extension would be highly visible from the public highway due to its size, siting and bulk. Furthermore, the extension would almost double the size of the existing garage with the junction of St Marks Crescent and from Gloucester Avenue and would consequently entirely infill the rear elevation.

2.6 Most importantly, the Primrose Hill Conservation Statement recognised that extensions within the conservation area should not be unduly prominent in its location, unbalance the composition of the group of building or where extension would compromise the gaps between buildings through which views are offered would seek to protect these views. Therefore, the proposed extension would be contrary to the guidance stipulated in conservation area statement.

2.7 The extension would result in the loss of the view between the host building to the rear elevation, the composition of the existing street view would be loss due to the size and bulk of the proposed extension. Notwithstanding, it's considered that the rear extension would be of an insensitive scale, would undermine the feature of the original building and consequently have a detrimental impact on the conservation area.

3.0 Trees

3.1 The tree officer suggests that the arboricultural report is considered sufficient to demonstrate that the trees to be retained on site will not be adversely affected by the proposed development.

4.0 Amenity

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

4.2 The proposed rear extension by virtue its size and location would not have a detrimental impact in terms of harm to the neighbouring amenities loss of light. Privacy or have a detrimental effect on sense of enclosure to the neighbouring property.

5.0 Conclusion

5.1 The proposed extension by reason of its height, siting and scale would be detrimental to the character and integrity of the host building, unbalancing its composition, encroaching on a townscape gap and failing to preserve and enhance the character and appearance of the Primrose Hill Conservation Area, contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

6.0 Recommendation

Refuse planning permission.