

Delegated Report		Analysis sheet		Expiry Date:		30/09/2014	
		N/A		Consultation Expiry Date:		10/09/2014	
Officer				Application Number(s)			
Tessa Craig				2014/5083/P			
Application Address				Drawing Numbers			
6 Old Dairy Mews Kentish Town London NW5 2JW				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
First floor rear extension							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	53	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses received.					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

The subject property is an end terrace property within a group of six properties, located on the south side of a private mews. The property is two storeys with a maisonette roof. Both ends of the terrace are set in slightly than the others in the group both at the front and rear. The property is not within a conservation area and nor is it listed.

Relevant History

None.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

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)

CPG6 (Amenity)

The London Plan (2011)

The NPPF

Assessment

Proposal

Planning permission is sought for an extension at the rear of the property. A separate application for a Lawful Development Certificate has been made for a ground floor level rear extension (2014/5095/P) which this proposal would sit above, although the drawings submitted show the ground floor extended to the same extent as the first floor. The extension at first floor would be 0.85m deep and would mean the depth of the first floor would match the depth of the nearest four properties in the terrace, as the current property is set in slightly from numbers 2-5. The existing detailing at first floor level including two double doors accessing a Juliette balcony will be recreated to match and to be consistent with the rest of the terrace. The extension will be 3.765m wide and 3.2m high.

Assessment

The main considerations in relation to this proposal are the design and impact on amenity. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

The proposed extension is considered acceptable in design terms, with the detailing (proposed windows/doors and materials) matching the rest of the terrace. The depth of the extension is considered reasonable and will align with the rear elevations of the properties 2-5 in the terrace.

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. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."

The proposed extension will align with the depth of the other properties in the terrace. The doors and windows will not create overlooking to the rear beyond the existing situation and the windows/doors would only have oblique views of the rest of the terrace. The extension would not cause overshadowing or loss of daylight as it matches the depth of the other properties and to the west of the property is a playground area for a block flats further west. The depth of the extension would not cause loss of light and given there are no residential windows to the west, overlooking issues would not result. The proposal is considered acceptable in terms of amenity.

Recommendation

Grant planning permission.