

Delegated Report		Analysis sheet		Expiry Date:		18/08/2014	
		N/A / attached		Consultation Expiry Date:		31/07/2014	
Officer				Application Number(s)			
Katrine Dean				2014/3817/P			
Application Address				Drawing Numbers			
21 St Pauls Crescent London NW1 9TN							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of replacement ground and first floor extensions and raised terrace to the rear of dwellinghouse.							
Recommendation(s):		Grant subject to Conditions					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	22	No. of responses	01	No. of objections	00
				No. electronic	01		
Summary of consultation responses:		One representation in support of the proposal has been received from the adjoining neighbouring property to the south.					
CAAC/Local groups* comments: *Please Specify		No response received.					

Site Description

The application site is located on St Paul's Crescent in Camden Square Conservation Area and relates to a two storey, plus basement end of terrace dwellinghouse. The terraces make a positive contribution to the Camden Square Conservation Area and are finished in brown stock brick, with white cornicing around the windows which are timber sashes painted white. There is an existing single storey rear conservatory, a two storey rear extension and a raised terrace at the site. The rear elevation is bounded by a brick wall and shrubbery and the neighbouring property to the south has a full width ground floor extension at the rear.

Relevant History

2009/3451/P - Conversion of single dwelling house into one bedroom flat and two bedroom maisonette, erection of conservatory and first floor rear extension with associated terrace. Withdrawn 20/04/2010.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy (2010 – 2025)

CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)

Development Policies (2010 – 2025)

DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Square Conservation Area Appraisal and Management Strategy (March 2011)

Camden Planning Guidance (CPG): 2013

1 – Design
6 – Amenity

Assessment

Proposal

This proposal seeks planning consent for the construction of a replacement single storey and first floor rear extensions and a raised terrace, which would replace the existing additions at the rear. The extension would project to the depth to the rear building line of the neighbouring extension at 23 St Paul's Crescent and extend the full width of the property. It would have full length patio doors on the ground floor. The first floor element of the existing extension would be redesigned to contain one window on the northern side, instead of two windows as existing. The existing sash window on the first floor would be replaced with timber patio doors painted white and there would be a raised terrace formed over the extension roof. The terrace would have a metal balustrade, similar in design to the existing. The principle of the formation of the terrace is not assessed here as this is already an existing feature on the rear elevation.

Design

Although a full width extension is proposed, which CPG1 generally advises against, it is considered acceptable in this instance because it replicates the recently approved extension at the adjoining neighbouring property to the south (2011/5306/P). The first floor extension would be reconstructed to the same dimensions as the existing closet wing extension and would not project beyond the first floor extension of the neighbouring property to the south. Precedent for such development has therefore already been set here. The rear elevation would retain its uniformity and the development would extend the property in a sensitive and responsive way, which complies with Camden Square Conservation Area Appraisal and Management Strategy.

Amenity

No side windows are proposed at the extension and given that this is a redevelopment of an existing extension, there would be no issues with daylight or over-shadowing. As this is an end terrace, the only neighbour who would be impacted by the development would be number 23. A letter of representation has been received from number 23 in support of the development. The proposal is therefore acceptable in terms of CPG6.

Recommendation

Having given consideration to the above assessment, it is found that the development complies with the policies and guidance of the Council and should therefore be approved.