

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/07/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		20/08/2014	
<b>Officer</b>				<b>Application Numbers</b>			
Katrine Dean				2014/3352/P 2014/3538/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
10 Royal College Street London NW1 0TH							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of a single storey rear extension at basement and ground floor levels.							
<b>Recommendation(s):</b>		Grant subject to Conditions					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		In addition to neighbour notification, site notices were displayed on 04/06/2014 and the development was advertised in the local press on 05/06/2014.  No response was received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The application site is located on Royal College Street in Central Camden, which is a neighbourhood renewal area. The works relate to a three storey (plus basement) terrace. The dwelling is the last in a row of three, early 19th Century, Grade II listed Georgian terrace townhouses. These are separated by a passage and the terrace adjoins the remainder of the row of nine terraces of the same listing to the north. The buildings are finished in London stock brick and white render to the ground floor. The windows are timber framed sashes at the front and the rear.

The rear garden ground at the property is bounded by a brick wall to the north and the rear and a timber fence, trellis and shrubbery to the south. A timber summerhouse has been recently constructed within the curtilage, which is positioned against the rear boundary.

## Relevant History

2013/2034/P - Erection of summerhouse to rear garden of dwelling (C3). Granted 13/06/2013.

2009/2831/P - Erection of a mansard roof extension to create a new third floor to provide additional accommodation to the existing dwelling house (Class C3). Refused 07/08/2009.

2008/0195/P - Erection of new boundary railings to front lightwells of 3 properties. Granted 17/03/2008.

2007/5887/P - Erection of 3 x two-storey extensions at the rear of nos. 6, 8 and 10; erection of new staircases in front basement light-wells to nos. 6, 8 and 10; various external alterations; the conversion of nos. 6 and 10 into 2 self-contained one bedroom basement flats and 2 three bedroom maisonettes at the upper floors. Granted subject to a S106 agreement on 02/07/2009.

2007/5889/L – Erection of 3 x two-storey extensions at the rear of nos. 6, 8 and 10; erection of new staircases in front basement lightwells to nos. 6, 8 and 10; various external and internal alterations, all in association with the conversion of nos. 6 and 10 into 2 self-contained one bedroom basement flats and 2 three bedroom maisonettes at the upper floors levels. Granted 17/03/2008.

LEX0200612 - Rebuilding of the parapet wall to the front and rear, structural strengthening and fabric repairs, upgrading fittings, installation of heating and electrics. Installation of a new window at basement front and rear and installation of metal horizontal metal railings over the existing front lightwell. Grant LB consent with conditions 25/02/2003.

## Relevant policies

### LDF Core Strategy and Development Policies

#### 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 (CPG): 2013

1 - Design

6 – Amenity

**English Heritage's – 'London Terrace Houses 1660-1860 – A Guide to Alterations and Extensions'**

## Assessment

### Introduction

Planning consent (2007/5887/P) was granted on 02/07/2009 for the erection of ground floor rear extensions at this row of three terraces. Although this consent has now expired, it is used as a material planning consideration in assessing this proposal.

Amendments to the originally submitted proposal have been secured through negotiations with the applicant and in consultation with the Council's Conservation and Heritage Team. The resulting proposed extension better resembles the development which was consented in 2007.

### Proposal

This application seeks planning and listed building consent for the erection of a single storey rear extension at ground floor level. The extension would consist of two parts. A closet wing, with a mono-pitched roof finished in slates and stock brick, coming off the existing rear entrance. This part of the extension would have a traditional timber sash window facing onto the rear garden ground. The remainder of the space between the closet wing and the south boundary would be in-filled by a modern extension, which would have fully glazed aluminium framed patio doors and a flat lead roof with a large rooflight. The development would project by 4.4m from the rear and cover the full width of the rear elevation of 4.6m. The height at the pitch would be 4.2m and 3m at the eaves.

### Design

The design of the closet wing part of the extension is traditional and would replicate the pattern of extensions at the rear elevation of the terraces which are across the passage-way to the north.

English Heritage's – *'London Terrace Houses 1660-1860 – A Guide to Alterations and Extensions'* states that - "extensions should not extend rearward beyond the line of any neighbouring extensions or intrude on any garden space of amenity value or above the general height of neighbouring extensions". It adds that "full-width extensions should not usually be allowed, except in some cases at basement level. As a general rule, rear extensions should comprise no more than half the width of the rear of the house and should not rise higher than one storey below the original main rear eaves or parapet line. Where a distinct rhythm of rear extensions exists, any new proposals should follow the existing scale and character".

The rear elevation at these three terraces has not been extended, however planning permission had been granted previously (2007/5887/P) for the erection of three terraces measuring 2.7m in depth by half the width of the rear elevations and two storeys (basement and ground floor) in height. The terraces to the north of the passage have similar half width closet wing extensions reaching up to 3 storeys in height. It is considered that the proposed closet wing element would tie in with the extensions to the north and would replicate the previously approved extensions (2007/5887/P) at the block of three terraces. This would set an acceptable precedent for rear extensions at the site. The development would continue the rhythm and the uniformity of the rear elevation. The modern, glazed, infill would be lightweight and would also be acceptable at this level. As such, the proposed development complies with the guidance on extensions set out CPG1.

### Amenity

The garden ground at the property is adequately sized to accommodate the extension and would allow for some amenity space to remain at the rear. The curtilage is well screened and as no side windows are proposed, there would be no issues with overlooking, daylight, over-shadowing or outlook, which would affect the neighbouring property to the south. The proposal therefore complies with the guidance and advice within CPG6.

### Internal Alterations

Internally, it is proposed to install a doorway from the front to the back room. These works are considered to be acceptable and have been agreed with the Council's Conservation and Heritage Team.

### **Recommendation**

Having given consideration to the above assessment, the proposal complies with Camden Council's and English Heritage's policies and guidance. It is therefore recommended that planning and listed building consent for the development should be granted subject to conditions.