

Delegated Report		Analysis sheet		Expiry Date:		21/08/2014	
		N/A		Consultation Expiry Date:		31/07/2014	
Officer				Application Number(s)			
Sam Watts				2014/4208/P			
Application Address				Drawing Numbers			
4 Estelle Road London NW3 2JY				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of rear extension at second floor level.							
Recommendation(s):		Refuse planning permission.					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	00	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		Press Notice displayed from 10/07/2014 – 31/07/2014 Site Notice displayed from 09/07/2014 – 30/07/2014 The neighbour at number 2 Estelle Road has objected on the basis that the extension would ruin their view and block their light. Officers Response: See paragraph 3.1.					
CAAC/Local groups* comments: *Please Specify		No response received from Mansfield Conservation Area.					

Site Description

The site is a three storey terraced building with habitable roofspace located on the east side of Estelle Road. The site is in the Mansfield Conservation Area and is noted as a positive contributor according to the Mansfield conservation area appraisal and management strategy.

Relevant History

2004/0021/P - Construction of a single storey rear extension. – **Granted 23/01/2004**

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

CPG1 (Design) (2013)

CPG6 (Amenity) (2011)

The London Plan (2011)

The NPPF (2012)

Mansfield Conservation Area Appraisal and Management Strategy (2008)

Assessment

1.0 Proposal:

1.1 The proposal is for the construction of a second floor rear extension. The materials used for the walls would be London stock brick and there would be a flat asphalt roof.

2.0 Design:

2.1 Camden Planning Guidance advises that:

- Alterations should always take into account the character and design of the property and its surroundings.
- Windows, doors and materials should complement the existing building.
- Rear extensions should be secondary to the building being extended.
- Rear extensions should respect and preserve the historic pattern and established townscape of the surrounding area.

2.2 The extension would not be seen from the front elevation and as such would have no detrimental impact on the streetscene. However, the height of the extension is contrary to paragraph 4.13 of CPG1 which states that in most cases extensions that are higher than one full storey below roof eaves/parapet level will be strongly discouraged. The extension is also not considered to be subordinate to the existing building and results in a significant mass and bulky appearance.

2.3 The proposed extension is therefore not considered to preserve and enhance the conservation area and should be refused as it is contrary to the guidance set out in paragraph 4.10 and 4.13 of CPG1 (page 27), page 27 of the Mansfield Conservation Area Appraisal and Management Strategy and DP24 and DP25 of the Local Development Framework.

2.4 Following from this, the design and access statement states that there are already approved extensions at this level to numbers 6 and 8 Estelle Road. A site visit has demonstrated there is no second floor rear extension at number 6 and there is no planning record of a second floor extension being granted here. Number 8 was granted permission for a second storey rear extension under planning permission ref 2009/5314. However, the second floor had already been extended slightly and this application was made prior to the introduction of CPG1 (2011) and Camden's current Local Development Framework (2011).

3.0 Amenity:

3.1 It is considered that the proposed extension would result in the window serving the kitchen on the 2nd floor of number 2 Estelle Road being overshadowed, resulting in a loss of light and outlook from that property. This is contrary to LDF policy DP26 and CPG6 paragraph 6.6 (page 32) which states "if your proposal will have an unreasonable impact on amenity the planning application will be refused." The extension is therefore unacceptable in amenity terms.

Recommendation: Refuse on design and amenity grounds.