

Delegated Report		Analysis sheet		Expiry Date:	29/05/2014
		N/A / attached		Consultation Expiry Date:	
Officer			Application Number(s)		
Mandeep Chagger			2014/2047/P		
Application Address			Drawing Numbers		
Elm Bank 17 Lyndhurst Terrace London NW3 5QA					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a first floor and second floor extension and balcony to rear at first floor level.					
Recommendation(s):		Refused			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	03	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Site notice 16/04/2014-07/05/2014 Press advert 17/04/2014-08/05/2014</p> <p>Two letters of support were received from neighbouring properties, summarised below:</p> <ol style="list-style-type: none"> 1. The proposal will probably balance the appearance of the building and not detract from its aesthetic volume; 2. The design of the proposal is discreet and perfectly in keeping with the building; <p>The Heath & Hampstead Society: The design and detail of its new large East-facing window is out of scale and character with the house. It is drawn as if it were the gable-end of a projecting wing; it is not; and the size and proportions of the individual windows are all wrong. The ecclesiastical character of the upper window heads, and the absence of deep eaves overhang (such a fine feature of the existing house), add to this. We hope that something simpler and more characteristic of the existing architecture could be negotiated? If not, we reluctantly must ask for refusal.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Fitzjohns Netherhall CAAC: No comments received.</p>					

Site Description

Lyndhurst Terrace is a short street with a dramatic junction at Lyndhurst Road with distinctive buildings on either side. The application site lies on the bend of Lyndhurst Terrace and is not visible from a distance from Lyndhurst Terrace, however the rear is visible from Fitzjohns Avenue. Elm Bank is a large mid Victorian detached villa, of characteristically eclectic 19th Century design. Very early in the 20th Century a flat roofed extension was added to the north eastern corner of the house to accommodate a then fashionable billiard room. Elm Bank is a two storey residential property with rooms in part of the roof space. The site is adjacent to No.15 Lyndhurst Terrace to the south, to the east lies No.19 Thurlow Road and No. 84 Fitzjohn's Avenue to the north.

The site lies within the Fitzjohns Netherhall Conservation Area and is listed as making a positive contribution to the special character and appearance of the conservation area.

Relevant History

There is no relevant planning history.

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
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity
CS16 Improving Camden's health and well-being
DP20 Movement of goods and materials
DP22 Promoting sustainable design and construction
DP23 Water
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP32 Air quality and Camden's Clear Zone

Camden Planning Guidance 2011

Fitzjohns Netherhall Conservation Area Appraisal and Management Strategy 2001

NPPF 2012

Assessment

1 Proposal

1.1 The proposal is for the erection of a first floor and second floor extension and balcony to rear at first floor level.

1.2 The main issues are:

- design
- neighbour amenity
- Community Infrastructure Levy

2 Design

2.1 After the Second World War the house was divided in two (no.17 and no.19). In the early 1990s, planning permission was granted to reunite 17 and 19 into one house.

2.2 The Council will only grant planning permission for development on such buildings and in conservation areas that respects the host building and preserves and enhances the special character or appearance of the area. Policy CPG1 section 4 states extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.

2.3 In addition, the Fitzjohns Netherhall Conservation Area Appraisal and Management Strategy states the conservation area is characterised by significant and well-preserved gaps between buildings providing views through to rear mature gardens. Normally the infilling of gaps will be refused where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line.

2.4 The proposed extension would not alter the existing footprint of the house, but to extend above the existing single storey extension. The extension would extend part first floor and two storeys with a pitched roof. The two storey element of the proposal would extend into the roof, the same height as the ridge of the main roof and cut into the existing roof, altering the roof form. This extension would not relate well to the existing house and would appear unsympathetic and a cramped addition. Furthermore, the window arrangement does not align with or reflect the design of the existing windows.

2.5 Consequently, given the existing single storey extension, it is considered there is no scope to extend at first floor by reason of its full height of the house would not respect and preserve the original design and proportions of the building. As such, any extension to the existing single storey element is unacceptable in principle and recommended for refusal on the basis of design and harm to positive contributor and Conservation Area.

3 Amenity

3.1 The site is on a bend on Lyndhurst Terrace and is not visible from Lyndhurst Terrace until you are at the gates of the property. The site is surrounded by trees and hedges along the boundary. The proposed extension to the north of the site would be somewhat screened by this greenery. The nearest house (No. 84 Fitzjohn's Avenue) is over 10 metres away to the north west, uphill and a 5 storey Victorian house. To the north east, the property is over 50 metres away. As such, it is considered the proposal would not result in a loss of privacy outlook or overbearing effect on nearby

properties.

4 Community Infrastructure Levy (CIL)

4.1 The proposed increase in floor space would be just under 100sqm so the proposal would not be liable for a CIL contribution.

5 Recommendation: Refuse application on principle of development, design and harm to the conservation area.