

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		25/07/2014	
		N/A		<b>Consultation Expiry Date:</b>		10/07/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Sam Watts				2014/3627/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
111 Castlehaven Road London NW1 8SJ				See decision notice			
<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 new single storey rear extension following demolition of existing with removal rear chimney breasts and other minor alterations.							
<b>Recommendation(s):</b>		Grant conditional planning permission.					
<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	11	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Press Notice displayed from 19/06/2014 – 10/07/2014 Site Notice displayed from 18/06/2014 – 09/07/2014 No responses received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		No response received from Kelly Street CAAC.					

## Site Description

The site is a three storey, mid-terrace single-family dwelling located on the western side of Castlehaven Road. It is in the Kelly Street Conservation Area and is considered to be a positive contributor according to the Kelly Street Conservation Area Appraisal and Management Strategy (2011).

## Relevant History

**CTP/G11/25/A/9182** - Conversion of 111 Castlehaven Road, N.W.1. in to one flat and one maisonette and formation of a new timber staircase at the rear. – **Granted 05/08/1970**

## 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

## Assessment

### Proposal:

The application seeks permission for a single storey rear extension with a flat roof and rooflight adjacent to the rear elevation of the property.

Pre-application advice was issued and it was suggested that a roof terrace with railings and a staircase was considered to have a negative impact on the design of the host building and was not considered to preserve and enhance the character and appearance of the Kelly Street Conservation Area, contrary to policies DP24 and 25. The terrace was also seen to cause additional overlooking to the properties directly behind and so was also unacceptable in amenity terms, contrary to CPG6 and policy DP25. The roof terrace and railings have now been removed.

### Design:

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.

The extension would not be seen from the front elevation and as such would have no detrimental impact on the streetscene. The extension would also be subordinate to the existing building and would not result in a significant visual mass or bulky appearance. Furthermore there is already an extension with a similar depth and a roof terrace at the neighbouring property, number 109.

Following from this, the bricks that will be used will be the same as the existing. This will both complement the colour and texture of the materials of the existing building and not have a dominant impact on its' character. As such, the proposal in accordance with CPG1 and policies DP24 and 25 and would also have no detrimental impact on the character or architectural design of the existing building. The proposed doors and windows would also complement the existing building and the materials used would contribute to maintaining the character and appearance of the building design. The only difference would be that the roof would now be flat rather than sloping and the material would be grey asphalt rather than slate.

### Amenity:

The proposal would not be likely to raise any significant amenity issues in terms of loss of daylight, sunlight, outlook or privacy. No openings are proposed on any of the side elevations which would lead to any loss of privacy and the height of the proposed extension is not seen to lead to any substantial loss of light or overbearing impact to any of the neighbouring properties.

In any case, a condition to prevent the use of the flat roof of the proposed extension as a roof terrace is recommended in order to protect the privacies of the adjoining properties.

The proposal is therefore considered to comply with both policy DP26 and CPG6 subject to a safeguarding condition.

### Amenity Space:

The proposed extension would allow for the retention of a reasonable sized garden for use by occupants of the house.

**Recommendation:** Grant conditional planning permission.