

Delegated Report		Analysis sheet		Expiry Date:		19/09/2014	
		N/A / attached		Consultation Expiry Date:		28/08/2014	
Officer				Application Number(s)			
Hugh Miller				2014/4832/P			
Application Address				Drawing Numbers			
67 Falkland Road London NW5 2XB				See draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single-storey infill extension at rear ground floor level, including replacement of flank wall on west side of 2-storey closet wing with Chestnut timber clad finish, plus new bay-window to single family dwellinghouse.							
Recommendation(s):		Grant					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		<i>Advertised in local press, 14/08/2014, expires 04/09/2014. Site Notice displayed 13/08/2014, expires 03/09/2014.</i> <i>At time of writing no responses were received</i>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Kentish Town CAAC:</u> At time of writing no responses were received.					

Site Description

67 Falkland Road is a three storey Victorian terraced dwelling with valley / M shaped roof plus 2-storey mono-pitched closet wing. Generally, the closet wings vary in design, height and depth within the rear gardens. The building is currently vacant and need refurbishment. The building is situated in the Kentish Town Conservation area. It is not listed.

Relevant History

August 1982 – PP Granted - Change of use and works of conversion, including the erection of a single storey rear extension with a roof terrace over, to provide a self-contained maisonette; ref. 33886

16 Ascham Street

September 2012 – PP Granted - Erection of a single-storey rear infill extension, the installation of 2 x rooflights on the existing ground floor rear extension and alterations to the existing ground and first floor rear extensions including re-cladding in timber, and the installation of new windows and doors in connection with existing use as a residential dwelling (Class C3); ref. 2012/3875/P

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 2011/2013

CPG1: Design;

CPG6: Amenity

Kentish Town Conservation Area Statement

London Plan

NPPF

Assessment

Proposal

- ✓ Erection of single-storey infill extension at rear ground floor level, including replacement of flank wall on west side of 2-storey closet wing with Chestnut timber clad finish, plus new bay-window to single family dwellinghouse.

The key issues a] Design and impact on the appearance of the host building and on the character and appearance of the conservation area; b] amenity

The Design and Access Statement was revised (October 2014) to include a more appropriate example of the silver grey timber weathering; and the height reduction of the chimney stack.

Design

Rear extension

The host building has an existing 2-storey closet wing extension with pitched slate roof (+ enclosed water tank within roof), the remaining one of the pair with no.69; and rear garden patio area adjacent no.65. With the exception of nos. 63 & 65, there is no consistent pattern of rear closet wings, which vary in their detailed design, scale & proportions. The footplate of the closet wing remains unaltered. It measure approximately 2.98m (w), x 4.77m (d) 4.84m & 5.64m (h).

The applicant has drawn attention to similar timber clad extensions in the locality; 16 Ascham Street, granted permission in September 2012, see history section above.

Externally, the proposed infill-single-storey extension appears as two separate elements, with staggered footprint, width and height and measure 2.68m & 2.37m (w) x 1.0 & 1.4m (d) x 2.7m & 3.4m (h). The extension would be clad in untreated (Chestnut) timber, which would weather silver grey; timber framed double-glazed doors, with flat roof including rooflight set below the raised parapet.

Closet wing: Owing to structural damage, the flank wall (west side) abutting the new infill extension, would be rebuilt; and it would be clad in untreated timber, weather silver grey to match the infill-extension to provide uniformity and cohesion. Natural timber finished (silver grey) replacement windows that vary in design and sizes would form part of the refurbished closet wing; and they are acceptable as it is considered no demonstrable harm would occur to the buildings' appearance owing to the location and small elevation area of cladding. The applicants revised D&AS of October 2014 provided additional examples of the Chestnut timber weathering, which is considered acceptable in this setting.

Owing to structural damage to the chimney stack (closet wing) it will be lowered in height to match the existing raised parapet height and this is considered acceptable. The chimney stack to the main house would also be refurbished with no change to the height. Except for the roof infill to replace the water tank, the mono-pitched roof would retain its slate finish.

Windows: The refurbished windows also the proposed rooflights are considered satisfactory. Generally the proposed extension and alterations would not harm the appearance of the host building or the wider conservation area and the proposal is in compliance with policies DP24 & DP25.

Rooflights

The proposed rooflights on the main roof and also the closet wing of the building by reason of their size and provided that their projection do not rise above 150mm would not require planning permission.

Amenity

Closet wing - The closet wing of No.65 is of similar scale & proportions and appearance to no.67; and it has windows that oriented due east and north that provides views of the closet wing of no.67. A small casement window is located at the 1st floor at no.65 whilst the host building has a large timber

sash; (see diagram below).

The shared boundary wall largely screens the views at ground level, whilst at 1st floor, the views are reciprocal. The smaller replacement 1st floor window would not cause any additional significant harm to neighbouring occupiers and is considered acceptable.

Infill extension - The infill extension staggered footprint, depth and height was designed to minimise the impact on the windows at no.65; and to ensure minimal of if any harm to occupiers amenity in terms of loss of sun/daylight, outlook or loss of privacy. The proposed infill extension is therefore considered acceptable owing to no demonstrable harm to amenity and is satisfactory. The proposal is in accordance with DP26.

Recommendation: Grant permission

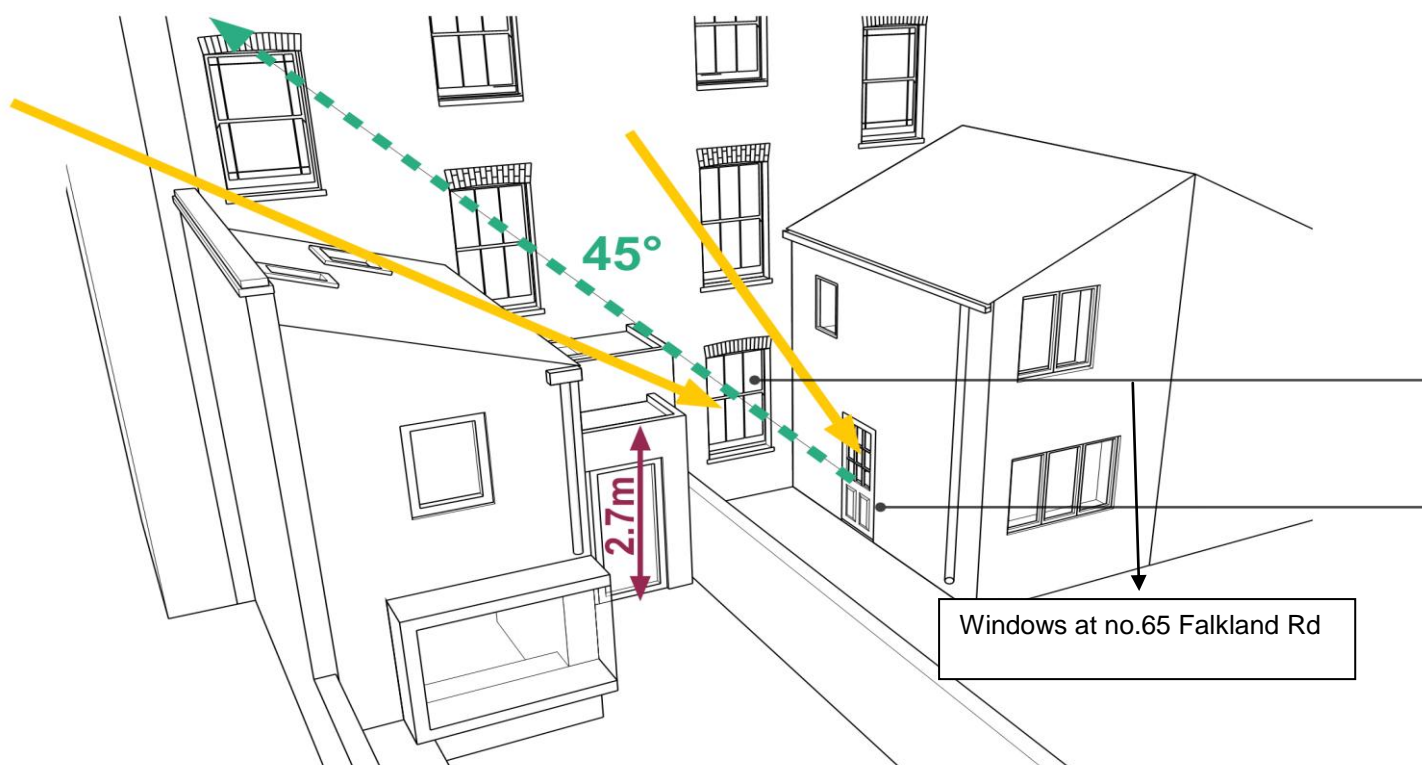
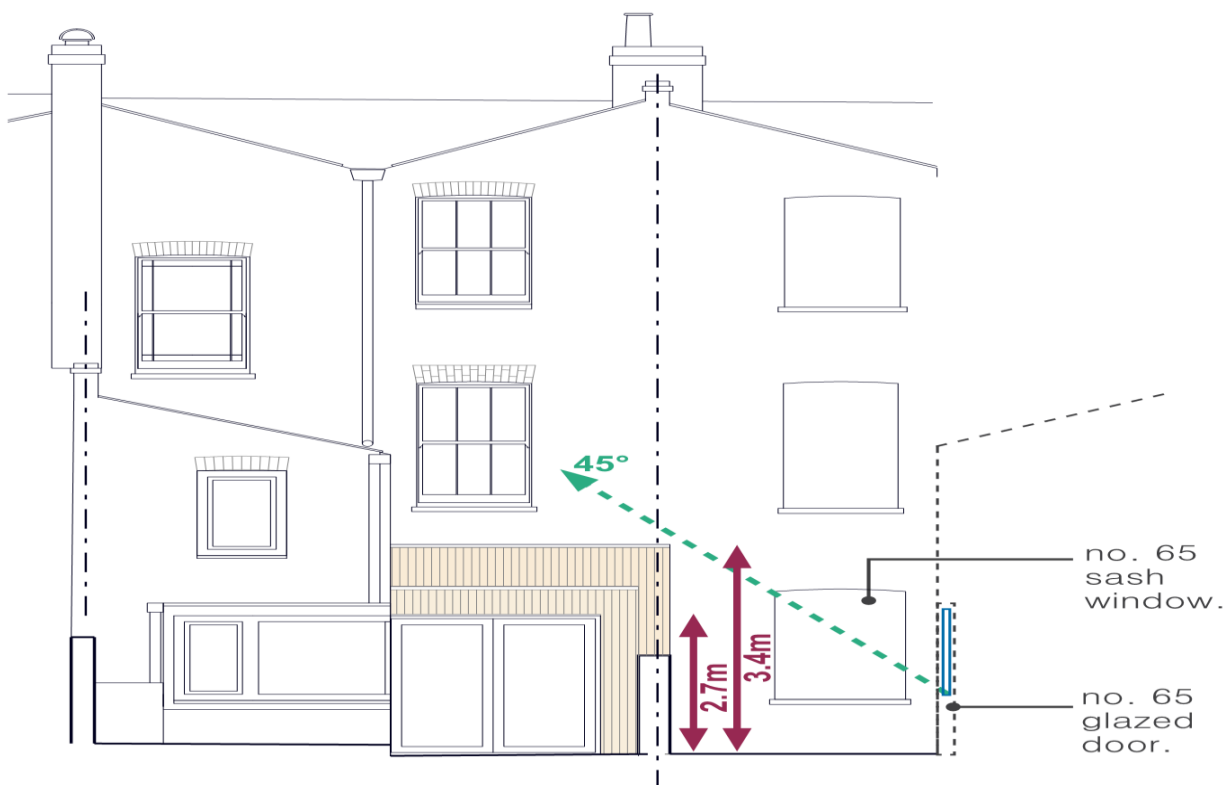


Diagram of neighbours' amenities



R/O no.67 (Host building)

No.67

No.65

Photos



R/O of nos.65 & 67 Falkland Road



R/O of nos.65 Falkland Road



Anticipated finish

The effect that is intended to be achieved by the use of untreated cladding and anodised window frames is illustrated above. The silver tones of both materials work well together and the precise engineered feeling of the windows provides a counterpoint to the ever so slightly less even timber work.