

Delegated Report		Analysis sheet		Expiry Date:		17/10/2014	
		N/A / attached		Consultation Expiry Date:		10/10/2014	
Officer				Application Number(s)			
Jonathan McClue				2014/5133/P			
Application Address				Drawing Numbers			
40B Allcroft Road London NW5 4NE				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of first floor rear extension with a mono-pitched roof and roof lights.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Advertised in Ham & High in 25/09/2014 Site Notice displayed from 19/09/2014 <i>Occupier at 38 Allcroft Road:</i> In support of application as it appears well designed.					
CAAC/Local groups comments:		None					

Site Description

The site contains a mid-terrace, 19th century building located within the West Kentish Town Conservation Area. The two window width, three-storey building contains two residential flats and has a single storey rear extension with an existing roof terrace.

The Conservation Area Statement for the West Kentish Town Conservation Area was adopted in 2005. It specifically notes that 40 Allcroft Road makes a positive contribution to the Conservation Area.

Relevant History

24302 - Change of use and works of conversion to provide a self-contained flat and self-contained maisonette, including the provision of a roof terrace on the rebuilt single storey rear addition. Approved on 03/06/1977

CA\2012\ENQ\10058 – Pre-application advice was given on 17/01/2013 for a first floor rear extension with a roof terrace (similar to the proposed development below). It was considered that the flat roof with terrace would add unacceptable bulk to the rear of the building. A mono-pitched roof to match the adjacent building at 42 Allcroft Road was suggested.

2013/3000/P – Planning permission for a first floor rear extension with roof terrace was refused on 30/07/2013 due to its height, bulk, materials and design. A subsequent appeal was dismissed on 01/04/2014 under written representations (ref: APP/X5210/A/13/2207595) based on the overall form and appearance of the extension contrasting with this part of the conservation area and the mono-pitched extension at 42 Allcroft Road.

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

CPG 1 (Design) – chapters 1, 2, 3 and 4

CPG 6 (Amenity)

West Kentish Town Conservation Area Statement (2005) pages 3-7, 15, 39-41

London Plan 2011

NPPF 2012

Assessment

Proposal

Planning permission is sought for the erection of a first floor rear extension over a ground floor tunnel back extension. This scheme has been subject to pre-application advice and a previous refusal for a first floor extension with a flat roof and second floor terrace ref: 2013/3000/P. Amendments were made to the refused scheme to use more traditional materials but the flat roof was maintained in the original submission of this application. This was considered unacceptable given the considerations of the Inspector at the dismissed appeal ref: APP/X5210/A/13/2207595. Following discussions with Officers, amended plans were received to incorporate a mono-pitched roof and to provide obscurely glazed windows on the first floor side elevation.

The main considerations when assessing this application are the design and impact on the host building and the wider Conservation Area and the impact on the amenity of the neighbouring properties.

Design

CPG1 (Design) states in Chapter 4 (paragraphs 4.10 - 4.15) that extensions should be designed proportionally in relation to the existing buildings and groups of buildings, and in particular should be secondary to the building being extended in terms of form, scale and proportions. Rear extensions should also respect the rhythm of existing rear extensions.

There are a number of first floor extensions within the same terrace on Allcroft Road including ones at numbers 36, 38, 42 and 44. The existing extensions have predominately created mono-pitched two storey tunnel back elements, including one at the adjacent building at 42 Allcroft Road.

The West Kentish Town Conservation Area Statement states that “rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the conservation area. Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace.”

Camden Planning Guidance 1 states that “wherever possible you should use materials that complement the colour and texture of the materials in the existing building”.

The revised proposal would have a mono-pitched roof to make sure that its form, scale and proportions are appropriate. It would match the adjacent element at 42 (to create a uniform attached tunnel back element) and other similar extensions within the terrace. The proposed materials now reflect those of the host and surrounding buildings. Overall, it is considered that the proposal would be compatible with the existing and neighbouring buildings and that it would preserve the West Kentish Town Conservation Area.

Residential Amenity

The proposed first floor element would have a setback of 2m from the shared boundary with the adjacent building at 38 Allcroft Road and 4m from its tunnel back element. Due to the setback of the proposal and given that it is north-facing to the windows at 38; it is considered that a material loss of light or outlook would not result to those occupiers.

Three first floor side windows are proposed that would serve habitable rooms. These would be obscurely glazed so it is not considered that a material level of overlooking or loss of privacy would result for the occupiers at 38.

