

Delegated Report		Analysis sheet		Expiry Date:		17/10/2014	
		N/A / attached		Consultation Expiry Date:		09/10/2014	
Officer				Application Number(s)			
Peter Higginbottom				2014/5447/P			
Application Address				Drawing Numbers			
13 Egbert Street Primrose Hill London NW1 8LJ				EGB_00, EGB_01, EGB_02, EGB_03, EGB_04, EGB_05, EGB_06, EGB_07, EGB_08, Design and Access Statement			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of rear single-storey infill extension at lower ground level, with dark grey powder coated metalwork and glazed door, replacement of lower ground floor window with door, replacement balcony at first floor with wrought iron balustrade, relocation of entrance door at lower ground to create porch under existing entrance stairs. The proposed porch to be located entirely under existing stair and replacement of existing French doors at attic level with timber sash windows together with metal handrail above existing front parapet.							
Recommendation(s):		Granted					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	40	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Consultation letters were sent to 40 neighbouring properties, a press notice was published and notice erected on site. The consultation period expired on 9 th October 2014. No comments have been received.					
CAAC/Local groups* comments: *Please Specify		Primrose Hill CAAC – No objection					

Site Description

The site is situated on the eastern side of Egbert Street and includes a four storey plus basement mid terraced dwelling. The site is located adjacent to the Utopia Village complex on Chalcot Street and Egbert Street.

The site is located within the Primrose Hill Conservation Area.

Relevant History

None

Relevant policies

LDF Core Strategy and Development Policies

DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP27 Basements and lightwells

London Plan 2011

Camden Planning Guidance

CPG1 Design
CPG4 Basements and lightwells
CPG6 Amenity

Primrose Hill Conservation Area Appraisal and Management Strategy
National Planning Policy Framework (2012)

Assessment

The principal considerations material to the determination of this application are considered to be:

- Design; and
- Residential amenity.

Design

Policies CS14, DP24 and DP25 seek to secure high quality design while developments in conservation areas will be required to preserve and enhance the character and appearance of the area. The Primrose Hill Conservation Area Appraisal and Management Strategy (CAAMS) also provides guidance with regards to design.

The proposed rear infill extension will be constructed largely of glazing with a depth of 3.7m, width of 2.4m and maximum height of 3m. The extension has a contemporary design however with its siting between the existing three storey outriggers of the subject and adjoining properties is considered to be relatively modest while also complementing the character of the properties and preserve the character of the conservation area. As such the extension is considered acceptable.

The proposal also includes the replacement of the existing rear window with a larger glazed door. The existing window is of the same proportions and materials as the windows above at ground and first floor. While the replacement will result in the loss of this consistency, the proposed glazed door will be replicate that proposed on the rear elevation of the extension and therefore considered acceptable with regards to the entire property. The replacement balcony at first floor will be 300mm wider than the existing but retains the use of traditional materials. This is considered acceptable.

The proposal also includes the relocation of the front basement door and partial infilling adjacent to the existing steps. Paragraph PH42 of the Primrose Hill Conservation Area Character Appraisal states that infill of the basement area may be acceptable where this is an established characteristic but the infill structures should be recessed beneath the entrance bridge arch. Given that the infill area is below the existing bridge arch and largely concealed, it is considered acceptable.

The replacement of the existing doors on the mansard front elevation with traditional sash windows is considered to be consistent with other properties on the street and surrounding conservation area and therefore considered acceptable. The application also includes the installation of a handrail. While the removal of the existing doors will mean that access to the roof area is likely to be limited, it is not considered unreasonable to have a modest handrail for safety reasons. Paragraph PH21 of the Primrose Hill CAAMS requires that handrails should be out of view and the proposal is considered to follow this guidance and therefore acceptable.

Residential Amenity

Policy DP26 states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors considered will include visual privacy and overlooking, overshadowing and outlook, and sunlight, daylight and artificial light levels. These elements should be considered at design stage while the standards recommended in the BRE Site Layout Planning for Daylight and Sunlight good practice guide will be taken into account in the assessment of applications.

In addition CPG 6 on Amenity states that all buildings should receive adequate daylight and sunlight and daylight sunlight reports will be required where there is a potential impact upon existing levels of daylight and sunlight.

The proposed rear extension will not lead to any loss of light to the neighbouring properties nor will the replacement balcony lead to any increased overlooking. The alterations at the front of the property comprising the relocation of the door at basement level and replacement sash windows at

mansard roof level do not raise any issues with neighbouring amenity.

Contamination

The site is located within an area with the potential for contaminated land. Consequently and in order to protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial use, a condition will be attached requiring a written programme of ground investigation for the presence contamination to be submitted to the planning authority for approval.

Conclusion

The proposed development is considered to respect the character of the subject property and Primrose Hill Conservation Area and not cause undue harm to the residential amenities of the neighbouring occupiers. Therefore the proposed development is considered acceptable.

Recommendation: Grant Planning Permission