

Delegated Report		Analysis sheet		Expiry Date:		13/10/2014	
		N/A		Consultation Expiry Date:		02/10/2014	
Officer				Application Number(s)			
Sam Watts				2014/5271/P			
Application Address				Drawing Numbers			
18B Bartholomew Villas London NW5 2LL				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
First floor rear extension							
Recommendation(s):		Grant conditional permission.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>Press Notice displayed from 11/09/2014 – 02/10/2014 Site Notice displayed from 11/09/2014 – 02/10/2014 The neighbours at number 18 and 20 have objected on grounds of loss of light.</p> <p>Officers Response: The new extension would only be just over two metres long and the railings serving the terrace would only have a very limited impact on the light received by numbers 18 and 20. The loss of light caused by this extension is not great enough to warrant a reason for refusal on amenity grounds.</p>					
CAAC/Local groups* comments: *Please Specify		No response received from Bartholomew Estate CAAC.					

Site Description

The application site is a three storey mid-terrace property located on the west side of Bartholomew Villas. The property has been divided into three flats and this application relates to the first floor flat. The property is located in the Kentish Town Conservation Area but is not listed.

Relevant History

18 Bartholomew Villas

G12/20/3/2932 - Conversion at No. 18 Bartholomew Villas, into 3 self-contained flats and alterations in connection thereto (*Granted: 04/01/1987*)

9201417 - Erection of a one-storey ground floor rear extension and the replacement of a rear ground floor window by a door (*Granted: 15/04/1993*)

2007/0398/P - Erection of second floor side extension with front roof terrace including a rear dormer on existing roof to provide additional accommodation for top floor flat (Class C3) (*Granted: 30/04/2007*)

2012/2680/P - Erection of second floor side extension with front roof terrace and a rear dormer on existing roof to provide additional accommodation for top floor flat (Class C3) (*Granted: 11/07/2012*) (*unimplemented*).

2013/5046/P - Erection of first floor rear extension to flat (Class C3) **Refused 24/10/2013**

2014/1640/P - First floor rear extension – Refused

20 Bartholomew Villas

34551 - The erection of an additional storey to the existing single storey rear extension, and the provision of a new staircase at the rear (*Granted: 04/10/1982*)

35080 - The provision of a roof terrace at rear second floor level (*Granted: 01/12/1982*)

Relevant policies

National Planning Policy Framework (2012)

The London Plan (2011)

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG 1 (Design) 2013

CPG 6 (Amenity) 2011

Bartholomew Estate Conservation Area Statement (2000).

Assessment

Proposal:

Permission is sought for the erection of a first floor rear extension with terrace with a 1.9m high timber screen from floor level above the existing ground floor rear extension.

Design:

Two previous planning applications have been made in the last year, both of which were refused. The first one was reference number 2014/5046/P which was for a first floor rear extension with sloped sides and a tiled finish. This was refused on the basis of a contrived design which related poorly to the host building and a roof form which bore no resemblance to the historic roofs in the area. The proposal was also considered to result in a dominant additional bulk to the host property.

The second application was 2014/1640, which was also for a full length and width first floor rear extension was refused based on the fact it would cause a visually dominant bulk, oversail a rear window which was considered to be an important part of the property and have a negative impact on the character and integrity of the pair of villas to which it forms a part.

The current proposal is considered to overcome the previous reasons for refusal. The proposed extension and terrace are of a much smaller scale than what was proposed on both previous applications and the window which is considered to be an important part of the property would not be oversailed. There would not be a visually dominant bulk and the current proposal is also not seen to have a negative impact on the character and integrity of the pair of villas to which it forms a part. The proposal is therefore seen as acceptable and in compliance with CPG1, the Bartholomew Estate Conservation Area Statement and Policies DP24 and DP25.

Amenity:

There is a large two storey rear extension at number 20 Bartholomew Villas which was granted permission in 1982. The respective ground floor flats at no. 18 and no.20 each have a rear window between the existing large extension at no.20 and the proposed extension at no. 18. The current proposal is much smaller than what was proposed on both previous applications and the impact it would have on the light to the window at number 20 is not considered great enough to warrant a reason for refusal.

Following from this, the previous proposal was also considered to lead to overshadowing of the French doors serving the ground floor of 18A, which would result in a loss of light and outlook from that property. The current proposal, being of a much smaller size would lead to no overshadowing or loss of outlook and the timber screen would ensure no loss of privacy. The proposal is therefore considered acceptable in amenity terms and is in compliance with policy DP26 and guidance in CPG6.

Recommendation: Grant planning permission.