

Delegated Report		Analysis sheet		Expiry Date:		26/08/14	
		N/A		Consultation Expiry Date:		14/08/14	
Officer				Application Number(s)			
Alex McDougall				2014/3957/P			
Application Address				Drawing Numbers			
98 Gloucester Avenue London NW1 8HX				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey first floor rear extension.							
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	6	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site Notice 09/07/14 – 30/07/14. Press Notice: 10/07/14 – 31/07/14.					
Primrose Hill CAAC comments:		No objection, comment as follows: <i>Amenity</i> - In order to protect the amenity of neighbours, the new flat roof should not be used as a roof terrace (Officer Comment: A condition is recommended to this effect).					
Site Description							
The site is occupied by a 3 storey plus basement and loft mid-terrace building on the north-eastern side of Gloucester Avenue. The building has an existing two storey lower ground floor rear extension and mansard roof extension. The building is currently in use as two self-contained residential units, a lower ground floor flat and upper floors maisonette.							
The area is characterised by residential properties. The site is located in the Primrose Hill Conservation Area and, while not listed, the building on the site is identified in the Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area. The subject site is located in an area with a Public Transport Accessibility Level (PTAL) of 4 (high).							

Nos. 94 & 102 Gloucester Avenue have first floor rear extensions.

Relevant History

98 Gloucester Avenue (the application site)

2005/2448/P – Erection of a roof extension. Granted 19/08/05.

9500926 - Erection of a first floor rear bathroom addition. Granted 04/08/95. This permission does not appear to have been taken up.

H10/9/29/36301 - Change of use of the basement and ground floors from retail to residential and the excavation of the front basement area together with elevational alterations at basement and ground floor levels in connection with the use of the whole property as a single family dwelling house. Granted 31/08/83.

While there is no planning permission on file for conversion of the building into a lower ground floor flat and upper floors maisonette the applicant has provided evidence that the conversion occurred in the late 1980s and as such is immune from enforcement action. This is corroborated by Valuation Office Agency data which suggests that the two units have been paying Council Tax separately for more than 4 years.

132 Gloucester Avenue (nearby site)

2011/3428/P - Additions and alterations to include erection of additional storey extension at rear first floor level and erection of a roof extension to dwelling (Class C3). Refused 08/09/2011. Allowed on Appeal 11/11/2011. Note this proposal included a full width rear extension at first floor level.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

CS1 Distribution of growth

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS16 Improving Camden's health and well-being

CS18 Dealing with our waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

Camden Development Policies 2010

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP29 Improving access

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG3 Sustainability

CPG6 Amenity

Primrose Hill Conservation Area Statement 2001

Assessment

Detailed Description of Proposed Development

The proposal is for erection of a single storey first floor rear extension. The extension would measure 4.8m (D) x 3.0m (W) x 2.2m (H). The extension would have dual hung sliding sash windows to the side and rear which match existing windows on those elevations on the ground floor.

The application originally included a proposal to convert the existing upper floor maisonette into two units. The application was considered to be acceptable subject to a s106 legal agreement to secure the proposed units as 'car-free' housing. However, the Applicant was not able to secure the necessary authorisation to enter into the agreement. As such the Applicant decided to remove this element from the proposal and only seek permission for the rear extension.

Principle of Development

Alterations and additions are considered to be acceptable in principle subject to an assessment of their design, amenity impacts, standard of accommodation, traffic and transport impact, waste and sustainability.

Design

The proposed rear extension is considered to be of an acceptable design, and have an acceptable impact on the appearance of the building and character of the conservation area, for the following reasons:

- The extension is considered to be of a scale in keeping with the size of the existing building.
- The proposed rear extension would remain a full storey below the height of the principal building, in keeping with the requirements of CPG1.
- There are first floor rear extensions at 2 nearby properties and a full width first floor rear extension has recently been allowed on appeal on the same row of terraces. As such the proposal is considered to be in keeping with the character of the area.
- The rear of the site backs onto warehouses and train tracks and as such is not readily visible from any public areas.
- The proposal appears to proposed high quality materials which match the existing building. Notwithstanding, a condition is recommended ensuring appropriate materials are used.

For the reasons listed above the proposed development is considered to be consistent with LDF policies CS14, DP24 and DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

Residential Amenity

The proposed rear extension is considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- Based on the orientation of the site and the distance from adjoining sensitive windows, the proposed additional bulk is not considered likely to result in unacceptable overshadowing, loss of light, loss of outlook, or sense of enclosure of adjoining properties.
- The proposal would result in a flat roof area accessible from an existing second floor rear window. Such use would result in an unacceptable overlooking impact on adjoining and nearby properties. As such a condition is recommended requiring that this area not be used as a terrace.
- The proposal includes a side facing window of the proposed maisonette which would look out onto the rear porch of the proposed ground floor flat and the adjoining properties to the north. As such a condition is recommended that this window be obscure glazed and fixed shut.

For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

Standard of Accommodation

The quality of the proposed accommodation for future occupants is considered to be acceptable for the following reasons:

- The proposed room satisfies the CPG and London Plan requirements for dimensions and size.
- The floor to ceiling height of the proposal is in keeping with CPG2 requirements.
- The proposed extension would receive adequate daylight from dual north/east outlook.

Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The proposed rear extension would be built to modern insulation and energy use requirements. Given the small scale of the proposal this is considered to be satisfactory.

Recommendation

Grant conditional planning permission.