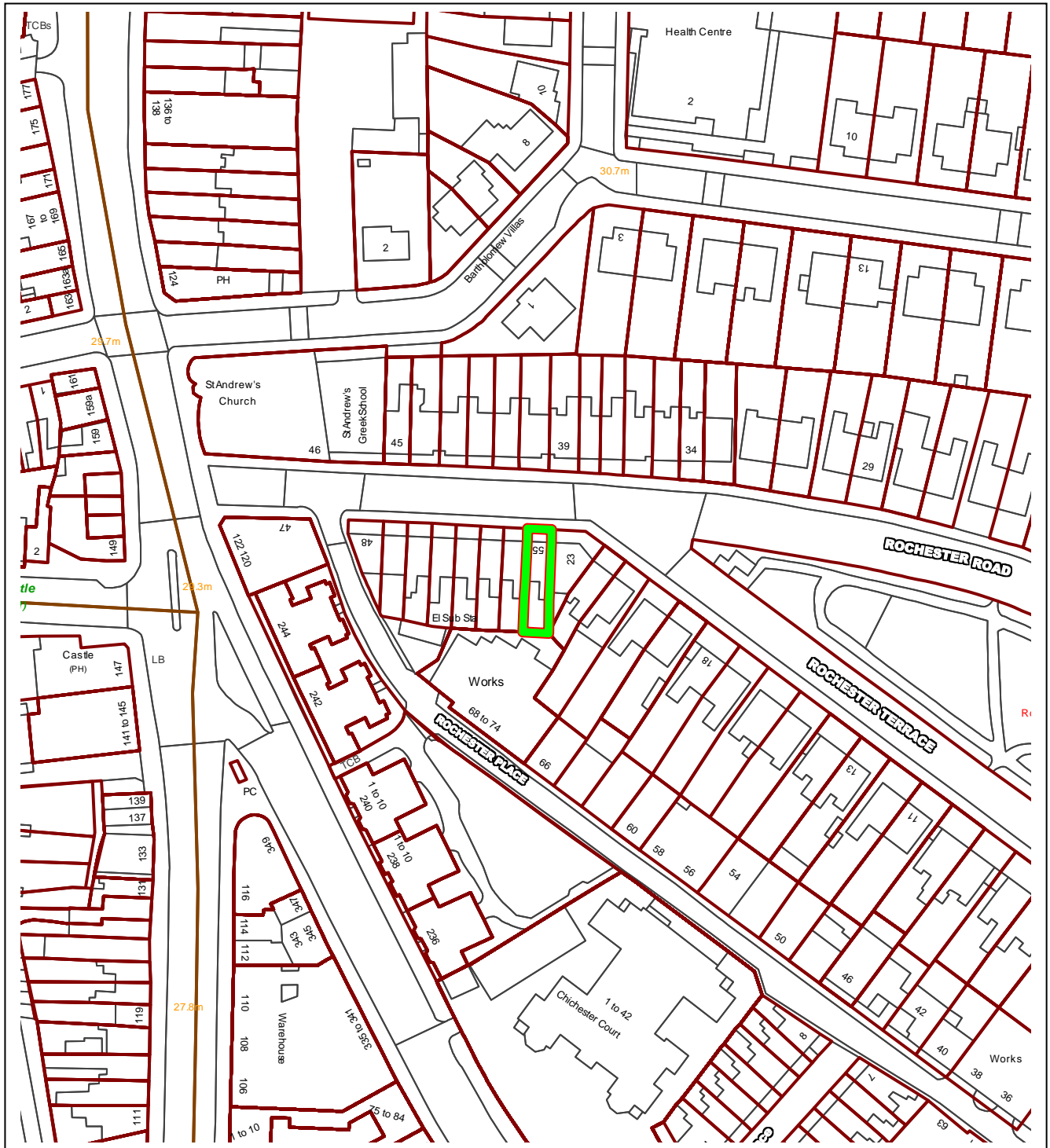


55 Rochester Road 2014/4645/P



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55 Rochester Road – site photos



Photo 1: View to rear elevation of 55 Rochester Road



Photo2: Existing rear elevation showing existing two storey extension and windows to be replaced.



Photo 2: Flank wall of existing two storey elevation showing existing window (at top) to be replaced. Lower window will be covered by proposed infill extension

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	18/09/2014
		N/A		Consultation Expiry Date:	16/10/2014
Officer			Application Number(s)		
Emily Marriott-Brittan			2014/4645/P		
Application Address			Drawing Numbers		
55 Rochester Road London NW1 9JL			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single-storey rear infill extension.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Householder application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	A press notice was published from 25/09/2014 to 16/10/2014 A site notice was displayed from 19/09/2014 to 10/10/2014 No response was received.					
CAAC comments:	Rochester CAAC: Single storey infill extension appears acceptable – the windows appear not to be traditional mutli-glazed sash, the application should specify quality and appearance for the materials and design in accordance with the conservation area statement. Officer response: The proposed windows to be replaced in the existing two storey extension are similar to what currently exist. The proposed windows would be timber framed which are considered an appropriate material. The metal framed glazed doors which allow access to the rear garden from the proposed extension would not be visible from the streetscene.					

Site Description

The site is located on the south side of Rochester Road near the corner of Rochester Road and Rochester Place. The site forms part of a terrace of properties and is located in the Rochester Conservation Area. The site is noted as making a positive contribution to the conservation area.

Relevant History

2012/6603/P - Erection of a mansard roof extension with two dormers to the front and rear, and minor alterations to the front elevation of an existing dwellinghouse (**Granted 01/02/2013**).

54 Rochester Road

2011/1721/P - Erection of a glazed infill extension at ground floor level and solid two storey side return set back at first floor level (following demolition of existing rear extension and shed) to dwelling house (**Granted 07/06/2011**).

Relevant policies

NPPF - 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS1 (Distribution of Growth);
CS5 (Manage impact of growth);
CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)
DP26 (Managing the impact of development on occupiers and neighbours)
DP25 (Conserving Camden's Heritage)

Camden Planning Guidance 2013

CPG 1 (design)
CPG 6 (amenity)

Rochester Conservation Area Statement 2001

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of a 3m deep single-storey rear infill extension and replacement of windows. The proposed extension would be some 3m in height with a flat roof. The proposed materials include London stock brick to match existing with proposed steel framed doors leading out to the rear patio.

1.2 The main issues are: 1) the design of the extension and the impact on the appearance of the building and on the character and appearance of the conservation area 2) the impact on amenity for adjacent occupiers.

2.0 Amendments

2.1 It was recommended that the proposed extension be slightly set back from the existing two storey extension. In addition, the proposed replacement windows were requested to be a like for like replacement with timber material rather than metal. It was also requested that the replacement window in the rear elevation of the two storey extension be centred to match the window above.

3.0 Design and appearance

3.1 The proposed single storey infill extension would be set back slightly behind the building line of the existing two storey extension projecting approximately 3m from the original rear wall of the dwellinghouse. It is considered to be of an appropriate scale in the context of the parent building.

3.2 The Rochester Conservation Area Statement notes that rear extensions should be unobtrusive and should not adversely affect the character of the conservation area. It is considered that the infill extension is of a modest depth and height and the proposed London stock brick to match the existing dwellinghouse is considered acceptable.

3.3 The existing window to the two storey rear addition would be replaced with a timber window of similar design, although it would be lengthened slightly to allow more light. The proposed window in the side elevation of the existing two storey extension would also be replaced with a timber framed window of similar style to what currently exists. As such it is considered a sympathetic alteration.

3.4 An application was granted in 2011 (2011/1721/P) for full glazed doors at the rear to 54 Rochester Road (adjoining the host site) at both ground floor and first floor. The proposed metal doors at the host site open to the rear garden would not be visible from the streetscene and are unlikely to be visible from the wider conservation area. The proposed materials are considered acceptable.

3.5 The proposed replacement timber framed windows, although not traditional sliding sash, are similar to what currently exists on site and the use of a traditional material like timber is supported. The replacement windows are not considered to cause significant harm to the existing building or wider conservation area.

3.6 The proposed roof includes a green roof which is considered acceptable and would reduce the impact of the proposed extension on the boundary with 54 Rochester Road. Details for the proposed green roof will be secured by condition.

4.0 Amenity

4.1 DP26 seeks to ensure that the amenities of neighbouring occupiers are not unduly harmed in terms of daylight access, outlook, overlooking and noise.

4.2 The proposed single storey infill extension is unlikely to cause harm to the amenity of the neighbouring dwellinghouse as it is of a modest depth and height. It is unlikely that any overlooking, privacy or loss of daylight would result from the infill extension. The window being replaced in the

side elevation of the existing two storey extension already exists and as such there would be no increase in the overlooking potential to the neighbouring dwellinghouse at No. 54 Rochester Road.

4.3 The proposed rooflight would be flush with the flat roof and would be unlikely to cause any amenity issues to the adjoining neighbours.

5.0 Conclusion

5.1 The proposed infill rear extension at ground floor level is considered acceptable with regards to policies CS5, CS14, DP24, DP25 and DP26 in addition to supplementary planning guidance.

6.0 Recommendation: Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 1st December 2014. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr William Burges
31/44 Architects
Arthurs Mission
30 Snowfields
London
SE1 3SU

Application Ref: **2014/4645/P**
Please ask for: **Emily Marriott-Brittan**
Telephone: 020 7974 **4206**

26 November 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
55 Rochester Road
London
NW1 9JL

DECISION

Proposal:
Erection of a single-storey rear infill extension.
Drawing Nos: 103RevC; 104RevA; 105RevC; 106RevC; 001 (os map); 002; 003; 004; 005;
006;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as



possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 103RevC; 104RevA; 105RevC; 106RevC; 001 (os map); 002; 003; 004; 005; 006;

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION