

Delegated Report		Analysis sheet	Expiry Date:	10/11/2014
		N/A	Consultation Expiry Date:	16/10/2014
Officer			Application Number(s)	
Katrine Dean			2014/5546/P	
Application Address			Drawing Numbers	
Basement flat 38 Randolph Street London NW1 0SR				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of an infill rear extension following demolition of a lean-to extension and alteration to existing window.				
Recommendation(s):		Grant subject to Conditions		
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	01	No. of objections	01
			No. electronic	01		
Summary of consultation responses:	<p>One letter of objection was received from a neighbouring property at 33 Rousden Street noting the following concerns:</p> <ul style="list-style-type: none"> • No planning permission was granted for the existing extension; • The proposed extension intends to use the objector's gable wall and encroach into their back yard; • There is an extractor fan in situ; • The drawings as existing are not accurate and a site visit should be carried out to ascertain their accuracy; and • Any works may weaken the foundations of their property. 					
Officer Comments:	<ul style="list-style-type: none"> • It appears that the existing extension was constructed over four years ago, which makes it exempt from enforcement action and thereby planning control; • Party wall arrangements and the extractor fan positioning are not material planning considerations and should be agreed between the neighbours through the building regulations process; • A site visit of the property was carried out on 26/06/2014 and the drawings are considered to sufficiently illustrate the site; and • Foundations arrangements are controlled through the building regulations. 					
CAAC/Local groups* comments: *Please Specify	No response.					

Site Description

The proposed works relate to a basement flat within a flatted four storey terraced building on Randolph Street, which is within the Camden Broadway Conservation Area. The building is located adjacent a railway line. The basement flat has two small areas of external amenity space, one at the front and another at the rear. The rear amenity space contains a small existing lean-to extension and is completely enclosed by adjacent buildings and a brick wall. The amenity space, although small and with little amenity value, allows some light into the only low level bedroom window at this one bedroom flat.

Relevant History

2014/4094/PRE - Demolition of lean-to extension and construction of rear infill extension and alteration to existing window. Pre-application advice issued on 03/07/2014 encouraging a planning application for the proposal.

9003086 – Continued use of the ground floor as a self-contained residential flat. Granted 14/03/1990.

Relevant policies

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 2011:

CPG 1 – Design

CPG 6 – Amenity

Camden Broadway Conservation Area Appraisal and Management Strategy

Assessment

Proposal

It is proposed to demolish the existing lean-to and infill the rear amenity space, constructing a single storey rear extension covering the entire space, apart from a small yard to the south-eastern corner, which would allow light to the low bedroom window located underneath the over-hanging neighbouring extension. The extension would have two rooflights and accommodate a study/bedroom at the flat. It is also proposed to enlarge the existing low level bedroom window.

Design:

The existing lean-to extension has little architectural value and the proposed extension would be barely visible from any vantage points within the Conservation Area. The roof would be finished in slates, which is acceptable. The development would therefore comply with the Council's policies and guidance on design.

Amenity:

The proposal would have a marginal impact on the neighbours in terms of outlook and privacy and none in terms of overshadowing/daylight. It would therefore have little impact on the amenity of the surrounding neighbouring properties. The applicant was advised during the pre-application stage of the development to submit a daylight assessment with the planning application, which would indicate the impact the proposal would have on the amount of light received at the bedroom window of the property. However, instead of submitting a daylight impact assessment, the development has been amended and a small yard retained, which allows some light to the bedroom window. This is considered to be acceptable as the works would impact the property to which they relate, rather than any of the surrounding neighbouring properties. Furthermore, there would be little difference in the amount of light removed to this window by the extension because it is located underneath an overhanging neighbouring extension and already receives little light. The window would also be enlarged increasing its light absorption levels.

Recommendation

Having had due regard to the above assessment, it is considered that the proposal is acceptable and complies with all the necessary policies and guidance of the Council. It is therefore recommended to be granted subject to conditions.