

6 Edis Street 2014/5983/P



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

6 Edis Street - 2014/5983/P



Front Elevation



Looking at the existing extension from the property at No.7

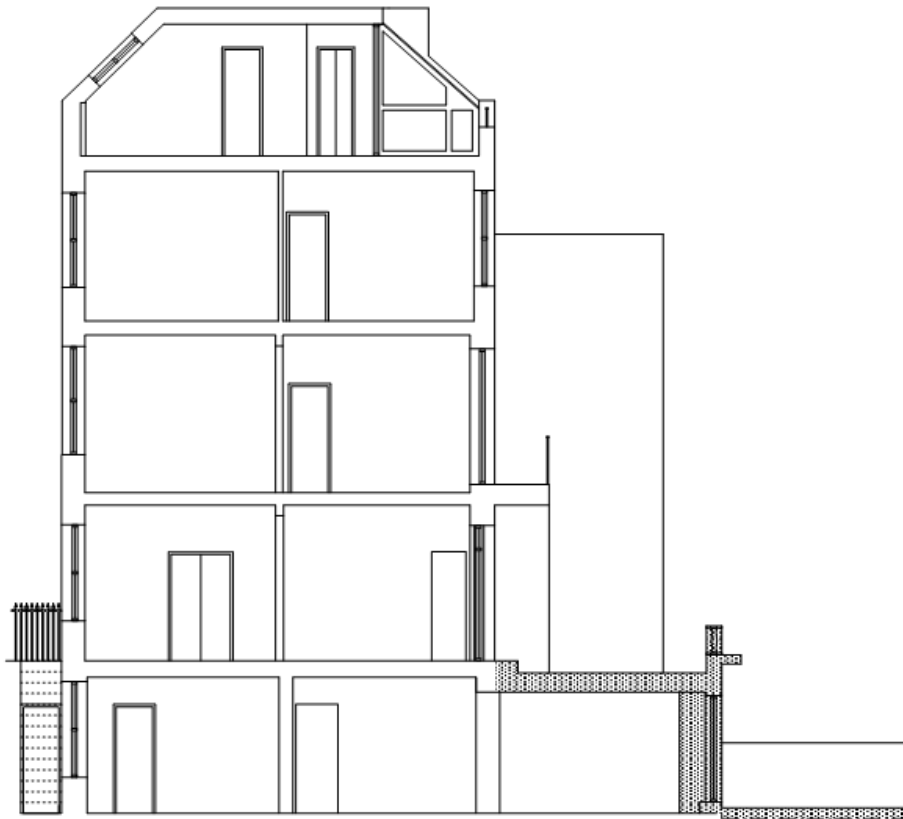


Looking up from rear of property,
existing extension

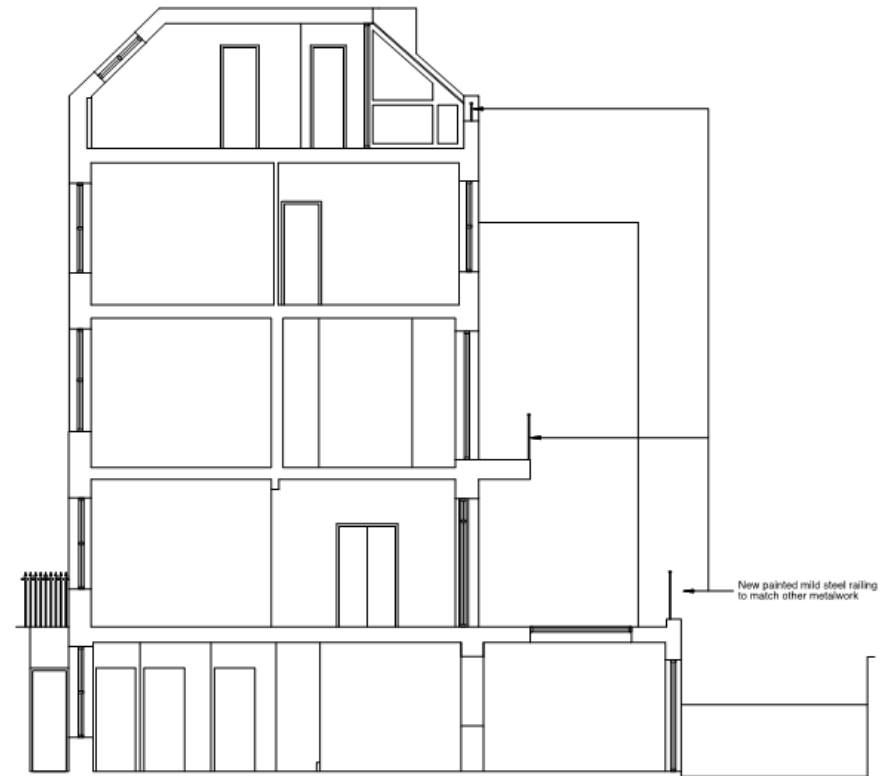


Existing and Proposed Sections

EXISTING SECTION AA

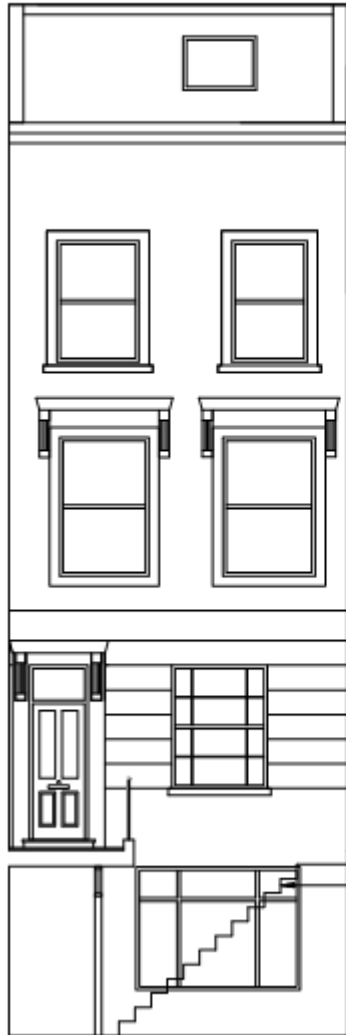


PROPOSED SECTION AA

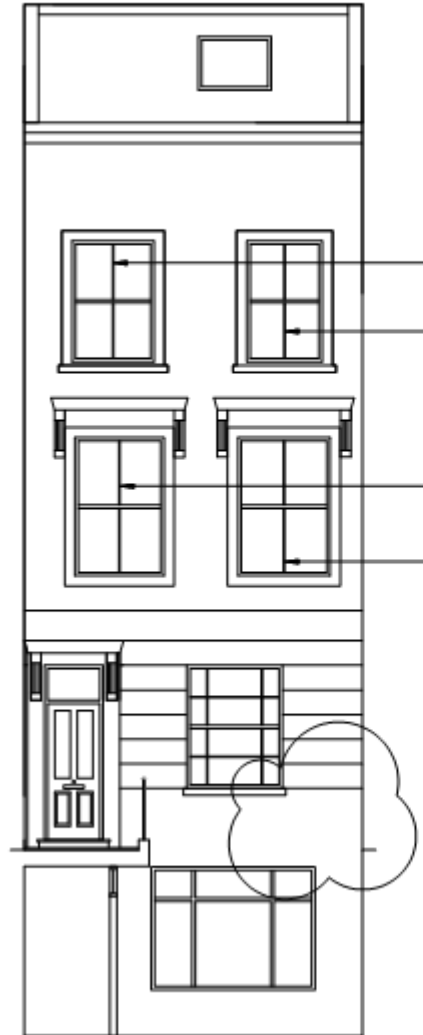


Existing and Proposed Front Elevation

EXISTING FRONT ELEVATION



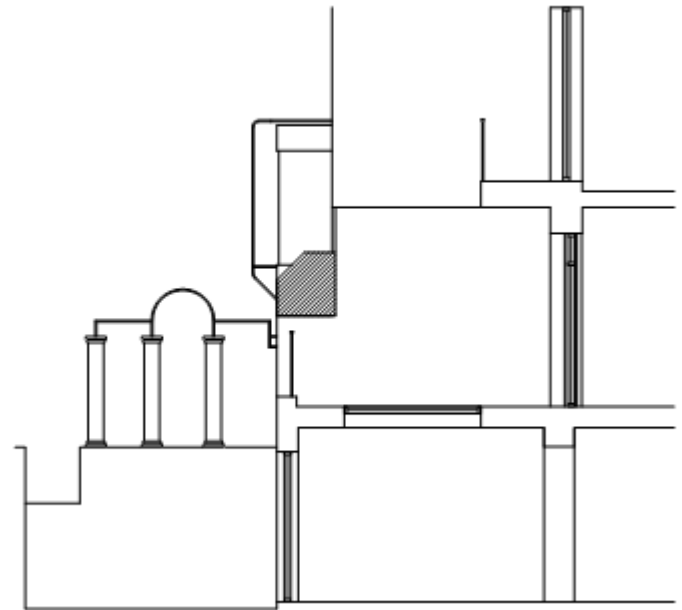
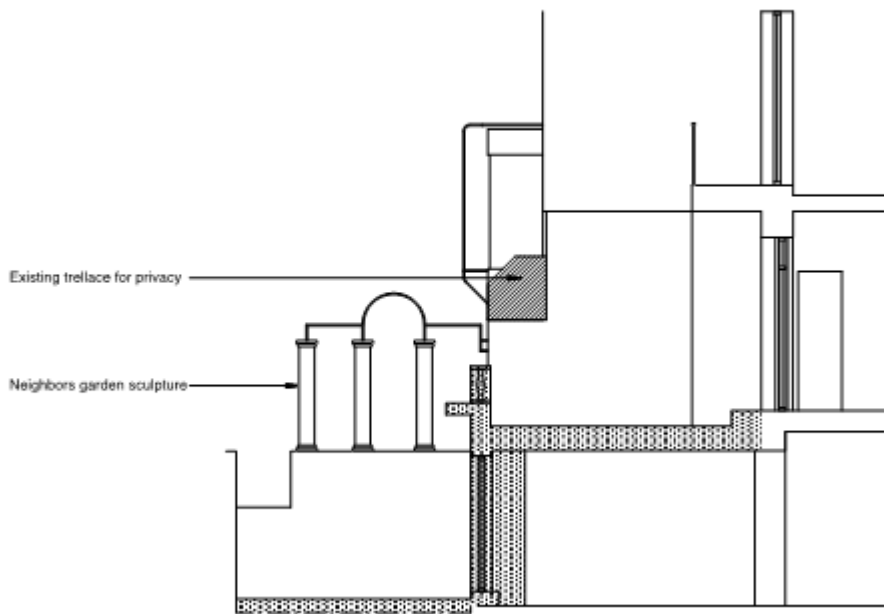
PROPOSED FRONT ELEVATION



Existing double glazed windows on front elevation to be replaced with high performance double glazing.
All windows to be timber sash.
All windows to have restored central beading.
All frames and beading profiles to match existing details.

Staircase to be removed

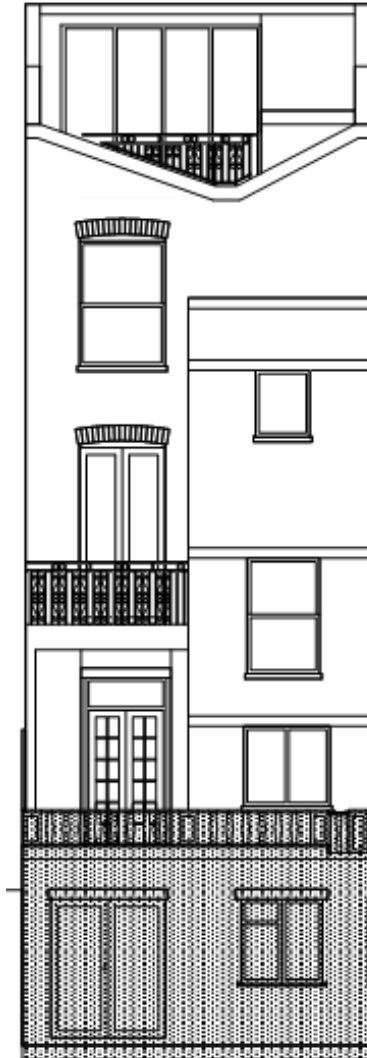
Existing and Proposed Sections 2



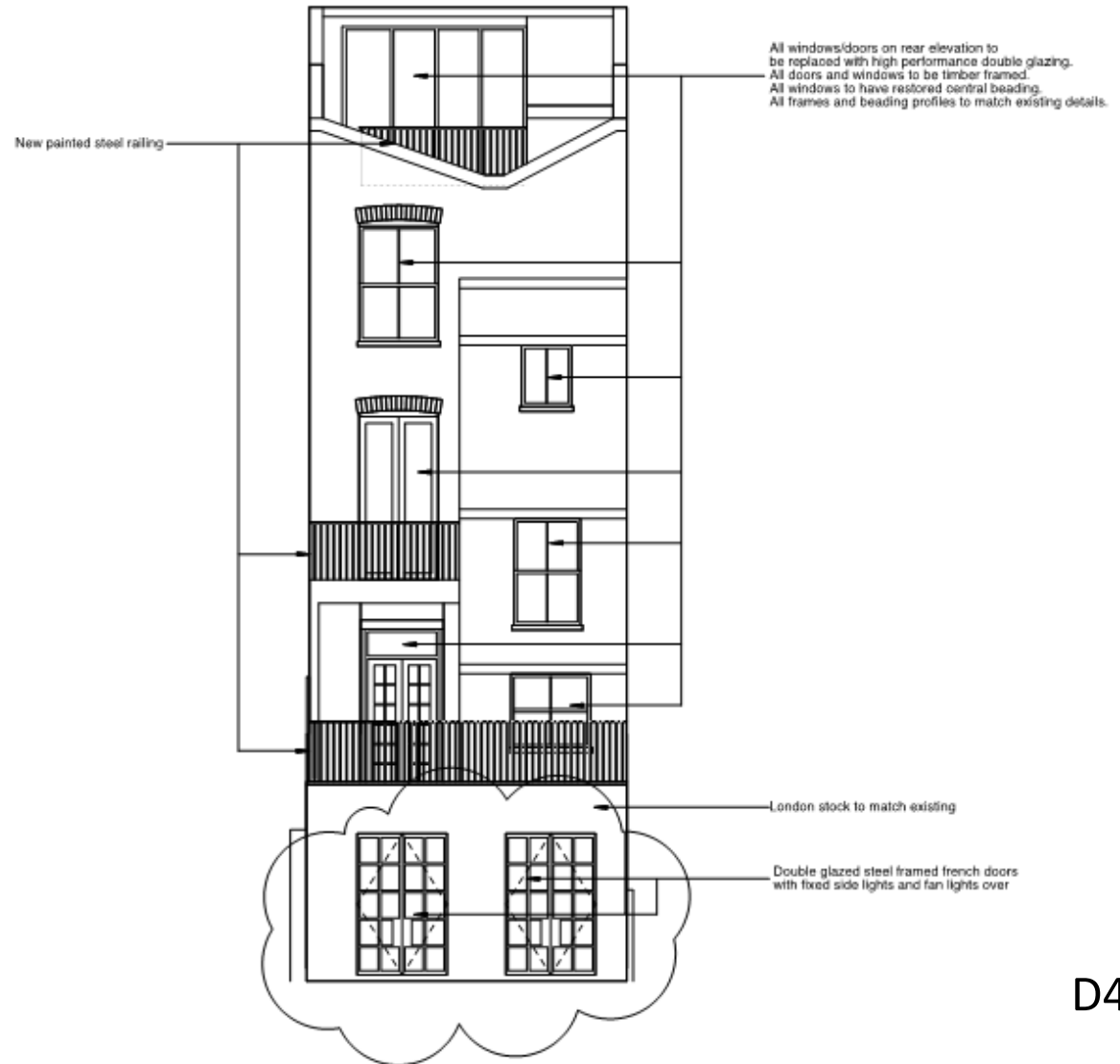
Proposed

Existing and Proposed Rear Elevations

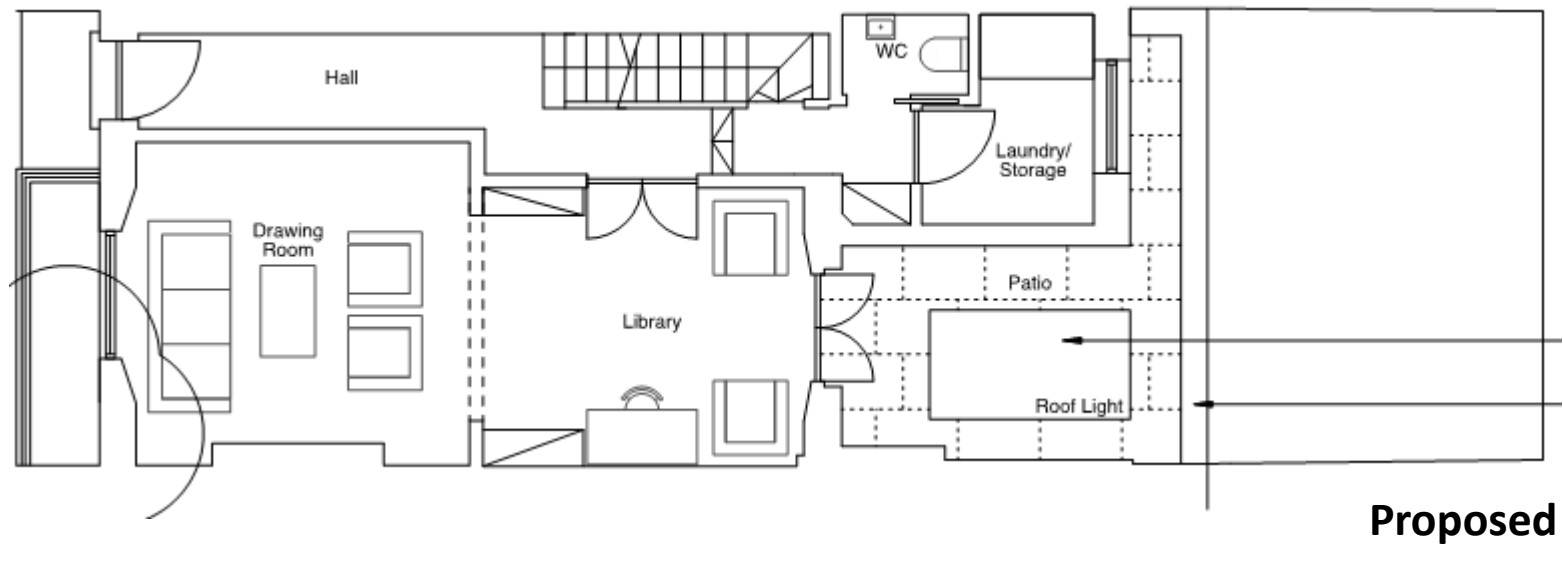
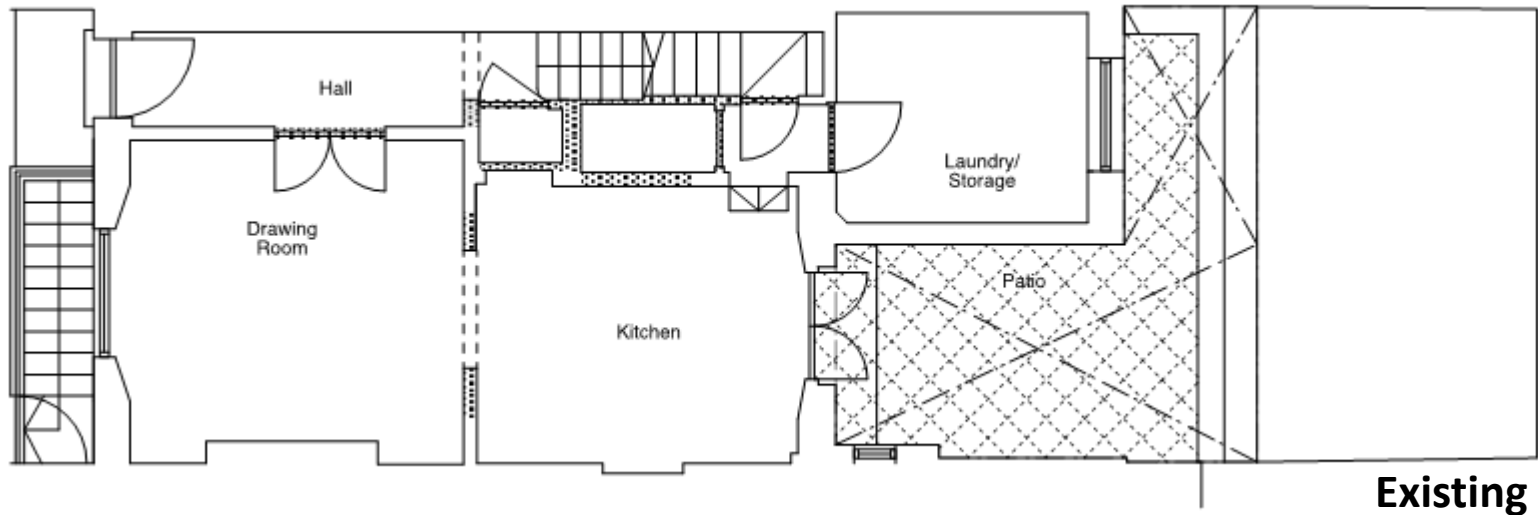
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



Existing and Proposed Floor Plan



Members Briefing Report		Analysis sheet	Expiry Date:	05/01/2015
		N/A / attached	Consultation Expiry Date:	17/12/2014
Officer			Application Number(s)	
Nanayaa Ampoma			2014/5983/P	
Application Address			Drawing Numbers	
6 Edis Street London NW1 8LG			See draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a replacement lower ground floor rear extension, replacement of front and rear elevation windows with double glazing, and the removal of street level external staircase.				
Recommendation(s):		Grant Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	02	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>The application was publicised in the Ham and High newspaper during the period of 9/10/2014 to 30/10/2014 and a Site Notice was displayed at the property for 21 days between the period of 26/11/2014 and 17/12/201.</p> <p>One neighbour objection was received from 7 Edis Street as follows:</p> <ul style="list-style-type: none"> • Wooden trestle should be shortened • Under the old permission the previous owner was required to place a permanent gate at the end of the party wall but this was never done only a temporary one was erected. • The previous planning permission should be upheld by setting the railing back and creating a permanent gate. • The proposed terrace area would lead to noise just like the current one at the site. • The proposed roof light would lead to even greater noise when walked over. • Ground floor terrace area is incorrectly shown on plans • The rear section of terrace and stone balustrading bench should be removed as part of permission. <p><i>Officer response:</i> please see Representations section below.</p>					
CAAC/Local groups* comments: *Please Specify	<p>CAAC: <i>Strong objection.</i> Proposed new front bin area is not necessary and would disrupt the pattern of railings in the area which is an important part of the special character of the street. Examples cited by the application are not valid precedents. We note that recent appeals have been dismissed on this point, for example, on no 6 Chalcot Road, making it clear that this change is harmful, and fails to preserve or enhance the character and appearance of the conservation area. More details are required regarding the proposed replacement windows and the doors to the cellars. This can be done via condition.</p> <p>The rear extension is not in keeping with local policy guidance (PH27) which states that 'Extensions should be in harmony with the original form and character of the house ...': this proposal is not. The development is clumsy and inappropriately proportioned rear opening at lower ground floor is harmful to the character and appearance of the conservation area. A more appropriately designed extension could also accommodate.</p> <p><i>Officer response:</i> bin store has been now omitted from scheme and the rear elevation redesigned; please see Amendments and Design sections below.</p>					

Site Description

The application site relates to a three storey mid terrace dwelling house at Edis Street. The property benefits from an existing basement and roof conversion. The area around the site is predominantly residential. Many of the properties in the area have experienced some form of development by way of rear extensions, front extensions and roof conversions. Many of the properties have been converted into flats, however the application site is still used as one dwelling house.

The application site falls within the Primrose Hill Conservation Area, however it is not listed.

Relevant History

9300839: The construction of a lower ground floor rear extension with a terrace over a second floor rear extension; mansard roof extension and roof terrace as shown on drawing nos.932/1 14 94269/1A 2A. revised on 23.02.94 and 23.03.94. – **Grant 02-06-1994**

8802509: Erection of kitchen conservatory at rear ground floor level as shown on drawing Nos. EDS/3 and EDS/4R2 – **Grant 23-02-1989**

7971: Alterations and erection of a rear extension to 6, Edis Street, Camden in connection with its conversion into four units. – **Grant 29-01-1970**

Relevant policies

The National Planning Policy Framework (2012)

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

DP28 Noise and vibration

Primrose Hill Conservation Area Appraisal (2000)

Camden Planning Guidance

CGP1 Design

CPG 6 Amenity

Assessment

Proposal

1.1 The application seeks planning permission for:

- The demolition of the existing rear single storey extension and roof terrace.
- Replacement by a new lower ground floor extension with roof terrace.
- Double glazing of existing windows.
- removal of street level external staircase

Amendments

2.1 The original submission included a new bin area at the front of the property and a different door design to the rear extension. This was amended after Conservation Officers expressed concerns that this would have a harmful impact on the conservation area. This was also echoed by the local CAAC who felt that the proposed door openings and bin area were completely unacceptable.

Discussion

3.1 The main areas of consideration are:

- Design
- Amenity
- Representations

Design

3.2 Policies CS14 and DP25 require that all alterations in conservation areas respect and enhance the character of the area and location. The Council will only give permission to those developments that preserve or enhance the character and appearance of the area. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standards in terms of the character, siting, context, form and scale to the existing building and the general area.

3.3 The proposed rear extension and terrace area would replace the existing extension and terrace. The proposed extension would be of an almost identical size, depth and height and a similar footprint. The general external appearance of the extension has been modified to relate better to the existing property elevation and the window positions. Matching materials are proposed. However this would be secured via condition also to ensure compliance.

3.4 As the development reflects what is existing on site, it is considered that the proposal meets the standard of development required in terms of siting, context, form and scale. Therefore the development is considered to preserve the character and appearance of the area and is compliant with the policies detailed above.

Amenity

3.5 Under section 7 of CPG 6 (Amenity), all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life for existing and future occupiers, as well as neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.

3.6 The proposed works would not introduce a new area of overlooking, given that it would be in the place of an existing extension and terrace; it is not considered that the works would alter the

existing privacy, light and outlook arrangements in the area. Therefore there are no significant amenity issues.

Representations

- 3.7 Neighbour concerns have been raised regarding issues with the previous owner of the property. These comments state that the previous owners failed to fully respect the conditions of the application by not providing a permanent gate at the boundary as required.
- 3.8 The property has since been sold. The proposed gate under the current application would be set back as required and be a permanent fixture. Therefore officers are of the opinion that the above neighbour concerns have been addressed.
- 3.9 In regard to the large rooflight on the terrace floor, it is arguable whether this would produce greater noise than a brick floor, however the noise difference is not considered significantly differently. The use of the terrace will generate a certain level of noise whether the rooflight is present or otherwise. It would therefore be unreasonable to request its removal.

Conclusion

- 4.1 Having fully considered the proposed works on the grounds of design and amenity it is concluded that the development is compliant with policy and should be approved.

RECOMMENDATION: grant planning permission

DISCLAIMER: Decision route to be decided by nominated members on 22nd December 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr Patrick Lewis
Patrick Lewis Architects Ltd
102 Westbourne Studios
242 Acklam Road
London
W10 5JJ

Application Ref: **2014/5983/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

9 December 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**6 Edis Street
London
NW1 8LG**

DECISION

Proposal:

Erection of a replacement lower ground floor rear extension, replacement of front and rear elevation windows with double glazing, and the removal of street level external staircase.

Drawing Nos: PL01 B, PL02 A, PL03, PL04, PL05, PL06, PL07 A, PL08, PL09 A, PL10 B, PL11 A, PL12, PL13, PL18, Construction Method Statement, Planning Statement and Design and Access.

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 PL01 B, PL02 A, PL03, PL04, PL05, PL06, PL07 A, PL08, PL09 A, PL10 B, PL11 A, PL12, PL13, PL18, Construction Method Statement, Planning Statement and Design and Access.

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

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