

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>30/10/2014</b>
<b>Members Briefing</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>02/10/2014</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Obote Hope			2014/5026/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
63 Camden Mews London NW1 9BY			See decision.		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of a single storey rear extension at first floor level and timber fencing around adjoining roof terrace.					
<b>Recommendation(s):</b>		Grant Planning Permission			
<b>Application Type:</b>		Full Planning Permission			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					

## Consultations

<b>Adjoining Occupiers:</b>	No. notified	<b>10</b>	No. of responses	<b>03</b>	No. of objections	<b>03</b>
			No. electronic	<b>03</b>		
<b>Summary of consultation responses:</b>	<p>3 letters of objection have been received from adjoining residents at 212A and 214 Camden Road and 65 Camden Mews, raising the following concerns:</p> <p><b>Amenity issues (see officer response in paras 2.1-2.4)</b></p> <ul style="list-style-type: none"> <li>• Proposal will affect the amount of daylight/sunlight to adjoining properties and gardens</li> <li>• Noise</li> <li>• Look directly into the living room</li> <li>• Close boarded fence is not adequate screening</li> </ul> <p><b>Design issues (see officer response in paras 1.5-1.9)</b></p> <ul style="list-style-type: none"> <li>• Full height window to the NE elevation</li> <li>• Fence not indicated on the proposed plans</li> <li>• Design of the proposed extension</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify	Camden Square CAAC- None received					

## Site Description

The application site is located on the west of Camden Mews in close proximity to the junction with Cantelowes Road. To the north of the site lies properties fronting Camden Road, to the south are properties fronting Abingdon Close. The site comprises a traditional two storey mews building that is occupied by a garage/workshop on the ground floor with a residential flat above. The character of the street in this part of Camden Mews is principally two storey properties that step forward in groups of three in terms of the building line.

The site lies within the Camden Square Conservation Area. The building is not a listed building and is not identified as making a positive contribution to the conservation area.

## Relevant History

**2007/4037/P** Planning permission was refused for the change of use from ground floor car workshop (B1c) and first floor flat into 2 no. dwelling houses with integral garages including a two storey front extension, mansard roof extension and a remodelled rear ground floor extension with terraces above. Dated 16/11/2007

The reasons for refusal related to (i) loss of existing business floorspace (ii) loss of stepped front building line and its detrimental impact on the character and appearance of the building (iii) failure to provide accessible homes to meet the future needs of those with mobility difficulties (iv) location, scale, height and detailed design of the proposed mansard and its impact on the character and appearance of the conservation area (v) absence of legal agreement securing car capped scheme.

**2007/6024/P** Planning permission was refused for The erection of a single storey front extension, alterations to the rear elevation including replacement of existing close boarded fence on first floor rear terraces with 1.1m high glass screen and mansard roof extension to provide two self-contained residential flats at first and second floor levels. Dated **05/03/2008**.

## Relevant policies

### National and Regional Policy

National Planning Policy Framework (2012)  
London Plan (2011)

### LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)  
CS14 (Promoting high quality places and conserving our heritage)  
DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)  
DP26 (Managing the impact of development on occupiers and neighbours)

### Camden Planning Guidance 2013

CPG1 Design  
CPG6 Residential amenities

### Camden Square Conservation Area Statement

## Assessment

1.0 Planning permission was originally sought for the erection of a full width single storey rear extension on most of the existing first floor rear terrace plus replacement of existing close boarded fence around. It has now been revised so that the extension is reduced from full width to half width but its depth is extended to the rear terrace edge, and a smaller roof terrace remains on one side with installation of replacement fencing around it. The works have already started on site but temporarily halted to allow processing of this application.

1.1 The proposed (as revised) single storey rear extension would measure 3.2m in depth and would extend across the existing terraced area by approximately 2.8m width, retaining 3.2m of the width of the existing terrace of the building; the extension would also be approximately 2.7m in height and set back approximately 1.8m from the existing terrace area. It would be constructed of brickwork to match the existing building and painted rendered. There would be a small obscured glazed window to the NE elevation that measures 1.03m x 0.9m with a larger window to the NW elevation that measures approximately 1.5 in height x 1.8m in width with no views to the neighbouring flat due to the shared boundary wall.

1.2 The existing building has a 2 bed unit at first floor level and the proposed extension would be constructed to provide additional residential floorspace for an enlarged kitchen of 8.8sqm.

### 1.3 Amendments to original planning application

The main changes between the submitted application and the revised scheme are:

1. Reduction of the footprint of the original extension to a half width one;
2. retention of terrace area to the rear of the building and installation of 1.8m timber screen and timber door, and;
3. Increased in the depth of the extension from 1.6m to 3.4m

1.4 The main issues to consider as part of the proposal are:

- The impact on the character and appearance of the building
- The impact on the character and appearance of the conservation area
- Amenity

### 1.5 Impact on the character and appearance of the building

The proposed rear extension would allow a slight increase in ancillary floorspace, and as such, the proposed use of the building would remain as a 2 Bedroom flat; the proposal was revised as the full width extension would not be proportionate to the host building so that it was reduced to half width that covers the depth of the rear of the property. However, the design change would allow a more subservient addition to the rear elevation.

1.6 The replacement of the close boarded timber fence on the rear elevation is considered acceptable as it is in a very poor state of repair. The rear terrace would be partially screened with a timber fence of the same design and would be of a similar height. Due to its lightweight construction it would not have an adverse impact on the

character and appearance of the building.

### **1.7 Impact on the character and appearance of the conservation area**

The application building is considered to form part of a pair with its adjoining neighbour at no. 61. It is considered that the size, scale and position of the proposed rear extension would not have a detrimental impact on the host building nor the character and appearance of the terrace and this part of the conservation area.

1.8 CPG design guidance provides guidance on rear extensions in chapter 4. Rear extensions should be subordinate to the original building in terms of scale and situation and should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;

1.9 The proposed extension to the rear at first floor level would be a secondary addition that would not be disproportionate in terms of the form, scale, location, dimensions or detailing. The extension would be designed to respect the original design and proportions of the building as the rear extension would be constructed on the existing terraced area, and as such would not interrupt the consistent parapet line and would not detract from the existing largely unaltered roofline. For these reasons, the proposal would comply with DP24, DP25 and CS5 of the LDF and would be acceptable in design with Camden Planning Guidance (CPG 1).

### **2.0 Amenity**

2.1 The closest residential properties that would be affected would be 61 and 65 Camden Mews. However, the extension would be set back from no 65 boundary wall due to being reduced to half its width and the 45 degree line drawn indicate that the proposed rear first floor extension would not have a detrimental impact with the neighbouring window, furthermore, the extension would be approximately 0.79m below the eaves that would not contribute to loss of light or overshadowing into the properties to the rear including numbers No's 212 and 214 Camden Road on account of its size or bulk.

2.2 In regards to No. 214 Camden Road the extension would be approximately 18m to the northwest of the property and the timber screen and obscured glazed window would address the amenity concerns raised by the owner/occupier of this property, and as such, shows that the extension would have little or no impact with the neighbouring property in terms of loss of light or overshadowing.

2.3 There are no concerns in regards to the loss of privacy as the extension would be located a minimum of 18m from the rear elevation of number 214 and a minimum of 18.2m from 216. The proposed kitchen window facing the rear would be obscure glazed and that window facing the side would directly face a blank flank wall, thus the proposal with not give rises to unreasonable levels of overlooking.

2.4 The replacement roof terrace would be in a similar position as the existing but reduced by half and would be screened by 1.8m high fencing to prevent any overlooking to the adjoining roof terrace.

### **3.0 Recommendation**

3.1 Grant Planning permission, with an informative advising that if this smaller extension is not completed within 3 months' time, then enforcement action will be taken against the existing unauthorised full width extension.

#### **DISCLAIMER**

Decision route to be decided by nominated members on Monday 22<sup>nd</sup> December 2014.  
For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing.'