

Delegated Report		Analysis sheet		Expiry Date:		01/01/2015	
		N/A		Consultation Expiry Date:		18/12/2014	
Officer				Application Number(s)			
Alex McDougall				2014/6948/P			
Application Address				Drawing Numbers			
36C Arkwright Road London NW3 6BH				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey ground floor front infill extension with projecting canopy.							
Recommendation(s):		Grant planning permission					
Application Type:		Householder					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses No. electronic	04 04	No. of objections	04
Summary of consultation responses:		<p>Site Notice 21/11/14 – 12/12/14. Press Notice: 27/11/14 – 18/12/14.</p> <p>Objections were received from No. 36A Arkwright and Nos. 2A & 2C Lindfield Gardens (x2) on the following grounds:</p> <ul style="list-style-type: none"> • <i>Design</i> – The proposed rear extension would not be in keeping with the appearance of the building or character of the area (Officer Comment: This element of the proposal has been deleted). • <i>Amenity</i> – The proposed rear extension would result in the loss of light and outlook to adjoining properties (Officer Comment: This element of the proposal has been deleted). • <i>Standard of Accommodation</i> – The proposed rear extension would result in an unacceptable loss of amenity space (Officer Comment: This element of the proposal has been deleted). • <i>Trees</i> – The proposed rear extension would have an unacceptable impact on trees in the vicinity of the site (Officer Comment: This element of the proposal has been deleted). • <i>Safety</i> – The proposal may affect the stability of adjoining properties 					

	<p>(Officer Comment: As the proposal does not include a basement this is not a valid planning consideration. Structural requirements are a building control matter and any damage should be covered under a party wall agreement).</p> <p>Concern was raised as to the scale of the proposed front extension. (Officer Comment: This element of the proposal has been reduced from two storeys to a single storey. See Design section below for more information).</p> <p>Three of the four objections related to elements of the proposal which were subsequently removed. As such it was not considered necessary for the proposal to be sent to the Member's Briefing Panel.</p>
<p>Redington & Frognal CAAC comments:</p>	<p>No response received.</p>

Site Description

The site is occupied by a 2 storey mid-terrace building on the northern side of Arkwright Road. The building is part of the Lindfield Heights estate, 11 unique buildings arranged in 2 perpendicular terraces on the north eastern side of the intersection of Arkwright Road and Lindfield Gardens. The site is surrounded by dense vegetation. The area is characterised by residential properties. The site is located in the Redington & Frognal Conservation Area. The buildings are neutral contributors to the character of the area.

Relevant History

36E Arkwright Street (nearby site)

P9601069 - The erection of a two-storey front addition partially infilling the recessed porch area. Granted 11/07/1996. Note. It appears that only a single storey extension was built in the location of the proposed extension.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

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

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

Camden Development Policies 2010

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG3 Sustainability

CPG6 Amenity

Redington & Frognal Conservation Area Statement 2004

Assessment

Detailed Description of Proposed Development

The proposal consists of the erection of a single storey ground floor front infill extension. The extension would have the following dimensions: 2.4m (W) x 3.2m (H) x 2.3m (D). The extension would be finished in timber panels and frosted glass. The canopy would extend 1.1m to the front of the proposed extension, 2.9m above ground level, and be made of glass and metal.

Revisions

During the course of assessment the applicant submitted revised drawings deleting a proposed single storey ground floor rear extension and reducing a proposed two storey front extension to one storey in response to concerns raised from adjoining properties and Council officers with regard to the impact of the proposal on the appearance of the building and the character of the conservation area.

Principle of Development

Alteration and additions are considered to be acceptable in principle subject to an assessment of their design, amenity impacts and sustainability.

Design

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

- The extension is similar to a porch and is subservient to the overall size of the existing building.
- The proposal appears to be of high quality materials that would match the existing building. Notwithstanding, a condition is recommended ensuring appropriate materials are used.
- The proposal would not compromise the integrity of the original design by maintaining the original front setback at upper floor level.
- The simple flat roof with parapet rectilinear design is considered to be in keeping with the appearance of the existing building.
- The proposal does not result in the loss of any significant planting or vegetation.
- A similar front extension exists at No. 36E Arkwright which is part of the same terrace.
- Although front extensions in conservation areas are usually resisted the front elevation of the building is not readily visible from any public space due to the extensive vegetation to the front of the site.

For the reasons listed above the proposed development is considered to be consistent with 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 front extension is considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- The proposal is within the envelope of the existing building and adjoins a blank wall on the attached building. As such the proposal would not result in any amenity impacts on adjoining properties.
- The building works are not considered to be so difficult as to necessitate any special measures or construction management plans. An informative will be included reminding the applicant of the standard hours of construction.

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.

Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The proposal will include new walls and windows with a higher degree of thermal insulation than existing. Given the minor scale of the works this is considered to be a sufficient contribution to the sustainability of the building.

Recommendation

Grant planning permission