

Delegated Report		Analysis sheet		Expiry Date:		18/12/2014	
		N/A		Consultation Expiry Date:		14/01/2015	
Officer				Application Number(s)			
Alex McDougall				2014/6738/P			
Application Address				Drawing Numbers			
13 Gloucester Gate Mews London NW1 4AD				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey first floor side extension, installation of windows to ground floor front doors, replacement front door and installation of roof light.							
Recommendation(s):		Grant planning permission					
Application Type:		Householder					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	5	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site Notice 19/12/14 – 09/01/15. Press Notice: 24/12/14 – 14/01/15. No responses received.					
Regents Park CAAC comments:		No response received.					
Site Description							
<p>The site is occupied by a 2 storey end-terrace building on the western side of Gloucester Gate Mews. The building has an existing single storey side extension. The area is characterised by residential properties.</p> <p>The site is located in the Regents Park Conservation Area and, while not listed, the building on the site is identified in the Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area.</p> <p>The adjoining buildings to the west and north are both listed. The adjoining building to the north is in use as a nursery.</p>							

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Relevant History

13 Gloucester Gate Mews (the application site)

2005/1302/P - The erection of a first floor side extension and alterations to the doors to the front elevation. Granted 07/06/05.

2007/1155/P - Conversion of 2 garages at ground floor to convert existing 2-bed flat into 4-bed single family dwelling house at ground and first floors (C3) and extension of building at first floor rear adjoining south elevation of 15 Gloucester Gate. Granted 27/04/2007.

2010/6861/P - First floor side extension and alterations to ground floor doors in the front elevation of single dwelling house (Class C3). Granted 07/03/2011

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

Camden Development Policies 2010

DP22 Promoting sustainable design and construction

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

Regents Park Conservation Area Appraisal and Management Strategy 2011

Assessment

Detailed Description of Proposed Development

The proposal consists of the following elements:

- First floor extension – Erection of a single storey first floor side extension to the existing side extension. The proposal has dimensions of 2.4m (W) x 3.8m (D) x 2.6m (H).
- Roof light – Installation of roof light to flat roof of single storey front projection. The proposal has dimensions of 2.4m (W) x 0.6m (D).
- Replacement of front door – The new door would be a slightly taller 4-panel timber door.
- Front elevation alterations – Insertion of a total of 8 windows in the 4 former vehicle doors at ground floor level. Each window would measure 0.5m (H) x 0.3m (W).

Principle of Development

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

Design

First floor side extension

The proposed first floor side extension is considered to be of an acceptable design, and have an acceptable impact on the curtilage of adjoining listed buildings and the character of the conservation area for the following reasons:

- The extension is considered to be of a scale in keeping with the size of the existing building.
- The proposal appears to be of high quality materials which match the existing building. Notwithstanding, a condition is recommended ensuring appropriate materials are used.
- The simple flat roofed 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 planting or vegetation.
- The proposal will not be in close proximity to any public areas.

Roof light

The proposed roof light would not be visible from street level and as such would have an acceptable impact on the appearance of the building, the curtilage of adjoining listed buildings and the character of the conservation area.

Front Door

The proposed front door would replace an unsympathetic door and be more in keeping with the other doors on Gloucester Gate Mews and as such would have an acceptable impact on the appearance of the building, the curtilage of adjoining listed buildings and the character of the conservation area.

Front windows

The proposed front windows are characteristic of the corresponding doors on the adjoining garages in Gloucester Gate Mews and as such would have an acceptable impact on the appearance of the building, the curtilage of adjoining listed buildings and the character of the conservation area.

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

First floor side extension

The proposed first floor side extension is considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- While the proposal would result in a slightly increased sense of enclosure in the rear garden of the adjoining nursery, given the overall open character of the garden, the impact is not considered to be reason to refuse the application.

- The proposal is not located in close proximity to any adjoining windows and as such would not result in unacceptable loss of light or sense of enclosure to habitable rooms.
- The proposal includes raised side windows that would unreasonably overlook the adjoining nursery. However, subject to a condition requiring that these windows be obscure glazed, the impact would be negligible.
- 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.

Roof light, front door, front windows

These additional glazed areas do not have close and direct views into habitable rooms on adjoining/nearby properties and as such do not result in an unacceptable loss of privacy.

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, roofs, windows and doors 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