

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>07/01/2015</b>
<b>(Members Briefing)</b>				<b>Consultation Expiry Date:</b>	<b>18/12/2014</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Obote Hope			2014/6752/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
4 Downside Crescent London NW3 2AN					
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	<b>Date:</b>	
<b>Proposal(s)</b>					
Erection of an enlarged rear extension at ground floor level, following the demolition of the existing conservatory and alterations to front garden and boundary walls to accommodate off street parking space.					
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>			
<b>Application Type:</b>		<b>Householder Planning Permission</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>09</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
Summary of consultation responses:	<p>Press notice was published on: 27/11/2014, expiry: 18/12/2014  Site notice was displayed on: 21/11/2014, expiry: 12/12/2014</p>					
CAAC:	<p><u>Parkhill CAAC</u> Objected are as listed below;</p> <ul style="list-style-type: none"> <li>• To widening of the existing street entrance and proposed new large format paving. <b>Please refer to paragraph 1.2 and 1.4</b></li> <li>• To extent and depth of proposed rear room. <b>Please refer to paragraph 1.5</b></li> <li>• To loss of one side of the existing bay window. <b>Please refer to paragraph 1.6</b></li> <li>• To the large faceted glass walls and their potential glare to adjoining owners. <b>Please refer to paragraph 1.5 and 2.3.</b></li> <li>• To the 'see-saw' design of the annex which is out of character and unsympathetic to the existing building. <b>Please refer to paragraph 1.5-1.6</b></li> <li>• To the loss of open garden space and visual intrusion (to other residents) of extensive flat roofs. <b>Please refer to paragraph 1.5</b></li> </ul>					

## Site Description

The application site is located on the south-eastern side of Downside Crescent, some 55 metres from the junction with Haverstock Hill to the south-west. The application property is an Edwardian two-storey semi-detached converted dwellinghouse with attic accommodation. The property benefits from an extant planning permission for its conversion back to a single dwellinghouse. The site is located within the Parkhill Conservation Area.

## Relevant History

P.P. **Granted** 18/07/2005 – Ref. 2005/2057 – Conversion of three flats back to a single dwellinghouse.

P.P **Granted** 23/12/2005 – REF. 2005/4555/P- Remodelling of the existing front boundary with the erection of 3 x new piers, reconstruction of front chimney stack, insertion of 1 x front rooflight to the main house and 2 x rooflights to the existing single storey extension, and minor alterations to windows within the side and rear elevation

Conservation Area Consent **Granted** 20/12/2005 - Demolition of single-storey building within rear garden of the existing converted dwellinghouse.

## Relevant policies

### LDF Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

### Development Policies

DP19 Managing the impact of parking

DP21 Development connecting to the highway

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2014

CPG1: Design

CPG6: Amenities

### Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011

London Plan 2011

NPPF 2012

## Assessment

1.0 Planning permission is sought for the erection of a rear ground floor extension, following the demolition of the existing rear extension, the installation of new railings surmounted on the existing boundary wall; the increased in width of the existing gate and the replacement of the existing hard-standing all associated with the existing front elevation.

1.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 and DP25 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

1.2 There is an existing dropped kerb and hard-standing to the front elevation shared with No.6 and it is proposed to increase the width of the gate by .08m to allow a reasonable sized gate access by replacing the existing pavers for increased level vehicular movement, similar to the boundary treatment of the neighbouring properties. Furthermore, the boundary treatment on Downside Crescent varies in the size and width of the

boundary walls along the east kerb with high hedges, low and high boundary walls.

## **Revision**

1.3 The application was revised as the proposed increase in width of the front boundary wall would have a detrimental impact on highway, and would lead to the potential loss of on street parking.

1.4 The boundary treatment would be uniformed addition. It's also proposed to re-point the existing mortar associated with the front boundary wall and re-introduced railings that would be surmounted on the existing wall. The Conservation area statement makes reference to the hard-standings and crossovers to the front gardens which breaks the pattern of the houses and their streetscape and as such, would give the property a unified frontage. The proposed stone pavers would be replaced with natural stone pavers to match the material used and as such no objection is raised.

1.5 It's proposed to demolish the existing rear ground floor extension that currently measures approximately 5.1m (depth), 3.3m in width and between 2.7 – 3.3m in height. The proposed rear extension would be approximately 8.5m in depth, between 4.7 -3.2m in width and 3.1 - 3.6m in height and 8.5m in width with a further 1.9m for an enclosed bin storage area, the extension would be of a 'see saw' design. However, the extension would not be visible from the public domain due to the orientation of the property. Furthermore, the extension would be partially visible within limited views due to the mature trees to the rear elevation. The NPPF seeks that local authorities should not stifle innovation, originality or initiative through unsubstantiated requirement. Notwithstanding the guidance within CPG 1 which requires extension or conservatory to retain more than half of the existing garden space approximately 12.3m and be a subservient addition to the host building, it's considered that the proposed extension would be in accordance with this guidance.

1.6 The proposed extension would be constructed using a combination of London stock bricks with timber cladding and full length glazed windows to the flank and rear elevations, with timber framed widows with double glazing. The proposed doors would be thermally insulated double glazed and the roof would be single ply roof membrane. The bay window opening to the rear would be retained to provide access to the rear garden that would incorporate a series of steps.

## **2.0 Amenities**

2.1 DP26 seeks to ensure that the amenities of neighbouring occupiers are not unduly harmed in terms of daylight access, outlook, overlooking and noise.

2.2 The proposed extension would be located approximately 0.7m from the boundary wall that measures 1.8m with No.6 Downside Crescent, the neighbouring property consists of a single storey rear extension with an height of approximately 2.7 – 3.5 and on account of the existing extension size and bulk it is not considered that the proposal would have a detrimental impact in regards to the loss of light, sense of enclosure or overshadowing.

2.3 There would be glazed panels to the south/west elevation. However, due to the existing height of the boundary wall 1.83m combined with the existing shrubbery would result in approximately 0.8m of glazing being visible and as such would not have a detrimental impact.

**Recommendation:** Grant subject to conditions

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 19<sup>th</sup> January 2015. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**