

7 Boscastle Road, London, NW5 1EE

2014/7405/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.

**Site Photos –**

**Photo 1: Rear elevation of the host dwelling**



**Photo 2: Adjacent ground floor rear window of 9 Boscastle Road**





**Photo 3: Adjacent rear elevation of 5 Boscastle Road**



**Photo 4 : Aerial view of application property.**



Application property

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>09/02/2015</b>
<b>(Members' Briefing)</b>			<b>Consultation Expiry Date:</b>	<b>08/01/2015</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Jonathan McClue			2014/7405/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
7 Boscastle Road London NW5 1EE			<b>Refer to Draft Decision Notice</b>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Rear extensions including a replacement single storey element and the widening, deepening and raising in height of an existing three storey closet wing; solar panels to the south-facing roof slope and the removal of trees.				
<b>Recommendation(s):</b>	<b>Grant conditional permission</b>			
<b>Application Type:</b>	<b>Householder Application</b>			

Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>05</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
Summary of consultation responses:	<p>Advertised in the Ham &amp; High on 18/12/2014. Site Notice displayed from 17/12/2014.</p> <p><u>Occupier at 9 Boscastle Road on behalf of 11, 15 and 17. Objection:</u></p> <p>1) The ground floor extension would be deeper than the adjacent properties on Boscastle Road.</p> <p>2) Loss of light to kitchen/dining area of 9 Boscastle Road.</p> <p><u>Officer Response:</u></p> <p>1) See Design and Character and Appearance of the Conservation section (paras. 2.1-2.9) within the main body of the report.</p> <p>2) See Residential Amenity section (paras. 3.1-3.4) within the main body of the report.</p> <p><u>Occupier at 26 Grove Terrace. Objection:</u></p> <p>1) The solar panels would be intrusive when viewed from Grove Terrace.</p> <p>2) The development to the rear would create excessive light pollution.</p> <p>3) The loss of trees would harm the character and appearance of the conservation area.</p> <p><u>Officer Response:</u></p> <p>1) See Design and Character and Appearance of the Conservation section (paras. 2.1-2.9) within the main body of the report.</p> <p>2) The replacement rear element would result in less glazing than the existing extension. Therefore, it is considered that less light would be created by the proposed development. Notwithstanding this, it is considered unlikely that the refusal of a householder extension due to light pollution could not be justified.</p> <p>3) See Tree and Landscaping section (paras. 4.1-4.2) within the main body of the report.</p>					

Dartmouth CAAC was consulted on 15/12/2014 and no comments have been received.

Grove Terrace Association. Objection:

- 1) The solar panels would be intrusive when viewed from Grove terrace.
- 2) The development to the rear would create excessive light pollution.
- 3) The loss of trees would harm the character and appearance of the conservation area.

Officer Response:

- 1) See Design and Character and Appearance of the Conservation section (paras. 2.1-2.9) within the main body of the report.
- 2) The replacement rear element would result in less glazing than the existing extension. Therefore, it is considered that less light would be created by the proposed development. Notwithstanding this, it is considered unlikely that the refusal of a householder extension due to light pollution could not be justified.
- 3) See Trees and Landscaping section (paras. 4.1-4.2) within the main body of the report.

**CAAC/Local groups\*  
comments:**

\*Please Specify

## Site Description

This application relates to a three storey semi-detached dwelling located on the western side of Boscastle Road within the Dartmouth Park Conservation Area. This part of Boscastle Road includes 4 pairs of semi-detached properties (3 and 5; 7 and 9; 11 and 13 and 15 and 17) that are unbalanced on the rear elevation due to existing ground floor and closet wing extensions. The application site and the surrounding properties benefit from deep rear gardens (the smallest being 25.85m) and the majority have outbuildings. To the rear (southwest) lies Grove Terrace Mews with the rear gardens of Grove Terrace on its opposite side.

The host property is not listed but is noted as making a positive contribution within The Dartmouth Park Conservation Area Appraisal and Management Statement.

## Relevant History

**8903414:** Planning permission was granted on 29/08/1989 for a part single storey part two storey rear extension. The ground floor element was implemented and still exists on site today. The first floor rear element doubled the depth of the existing closet wing but was never constructed.

## Relevant policies

### NPPF

The London Plan 2011

### LDF Core Strategy and Development Policies 2011

#### Core Strategy

CS5 Managing the impact of growth and development

CS6 Providing Quality Homes

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

#### Camden Planning Guidance (CPG)

CPG1 Design

CPG6 Amenity

**Dartmouth Park Conservation Area Appraisal and Management Statement (2009)**



## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for extensions and alterations to the single family dwelling and the removal of trees from the property. The extensions include a replacement single storey rear extension; alterations to the existing three storey closet wing and solar panels to the south-facing roof slope. Indicative details have been submitted regarding the solar panels.

1.2 The single storey rear extension would have a maximum depth of 5.2m from the original rear wall of the building and would wrap around the closet wing element. It would have a maximum width of 6.88m and a flat roof with a height of 3.47m. The proposal would replace an existing rear extension with a depth of 4.02m and a mono-pitched roof with a maximum height of 3.44m.

1.3 The existing three storey closet wing would be increased in height by 900mm; 1.41m in depth and 400m in width. The resulting three storey rear element would have a height of 8.42m; a depth of 2.8m and a width of 2.9m.

1.4 The proposed development involves the removal of four trees within the rear garden. This includes a Sycamore; Mulberry; Lilac and a dead tree that is covered in Ivy.

1.5 It is noted that the works to the garage do not require planning permission as no part of that structure is above 2.5m in height. Therefore, the works would be considered to be permitted development under Class E of the Town and Country (General Permitted Development) Order as amended.

#### Revisions

1.6 The ground floor extension was modified to include a staggered rear wall, French doors and a window box.

1.7 A block plan was submitted to show the relationship of the ground floor rear element with an adjacent ground floor window to the rear of 9 Boscastle Road. The drawing includes a 45 degree line from the middle of the affected window to show that no part of the proposal would be inside this line.

1.8 After consultation with the Council's Tree Officer a revised Arboricultural Impact Assessment was submitted. The amended document provided further justification for the trees to be removed and included tree protection details for those to be retained.

### 2.0 Design and Character and Appearance of the Conservation Area

#### Single storey rear extension

2.1 The proposed ground floor element would be 1.15m deeper than the extension it would replace. It has been design with a staggered rear wall which follows the closet wing extending above it. This would give more definition on the rear elevation ensuring that the elements relate. The wrap around extension is considered to be of an appropriate size, scale and design with the host building.

2.2 The pairs of semi-detached buildings within the vicinity (3 and 5; 7 and 9; 11 and 13 and 15 and 17 Boscastle Road) contain extensions of a similar size and scale. 5 Boscastle recently gained approval for a ground floor extension with a depth of 5.2m (ref: 2011/5891/P) and 15 has an existing rear element with the same depth. Therefore, it is considered that the proposal would be in keeping with the prevailing pattern of development and would preserve the character and appearance of the Dartmouth Park Conservation Area.

### Extensions to rear closet element

2.3 The proposed alterations to the three storey closet wing element would result in a modest increase to its overall size and visual bulk. The resulting closet wing is considered to be subservient within the rear elevation due to its narrow width, modest depth and it would have a flat roof to reduce its massing.

2.4 Within the neighbouring pairs of semi-detaching buildings and other properties in the locality, there are many examples of similar extensions to original closet wings. The attached building at 9 Boscastle already benefits from a rear closet wing with a greater depth, width and height. It is considered that the proposal would balance this pair. Furthermore, 11 and 13 Boscastle Road have extended their closet wings to greater depths, widths and heights than what is being proposed here.

2.5 Paragraph 4.13 of CPG1 (Design) states that in most cases, extensions that are higher than one full storey below the roof eaves or parapet level will be discouraged. While the proposal does not conform to this requirement, it is considered to respect the existing pattern of rear extensions and would be secondary to the building it serves in terms of scale and proportion. It is therefore considered acceptable in this instance and would preserve the character and appearance of the Dartmouth Park Conservation Area.

2.6 The applicant has submitted that the existing closet wing provides a low ceiling height on its three floors, especially in the first floor toilet, and an unacceptable step down into the second floor shower room. The increase in height to the closet wing would address these issues and improve the quality of the residential accommodation. An improvement like this does not outweigh a harmful design but in this case adds further planning balance to a scheme that is acceptable in design and conservation terms.

### Solar panels

2.7 The proposed solar panels would be located on the south-facing slope of the butterfly roof. Due to their location, nature and scale, they would not be visually prominent on the building.

2.8 On the front elevation, a high parapet wall would fully obscure the solar panels. To the rear, they would not be visually prominent due to their location and they would be partially obscured by a lead valley gutter and the side parapets of the building. Furthermore, the rear of the building has a rear garden of 30.72m with a rear outbuilding and vegetation obscuring its view. To the rear of the property lies a private mews serving Grove Terrace and the properties on Grove Terrace benefit from deep rear gardens with similar setbacks to their building's rear elevations.

2.9 Indicative details of the solar panels have been submitted and a condition would be attached to this permission requiring full details of their size, projection from the roof slope and appearance. It is considered that the solar panels would preserve the character and appearance of the Dartmouth Park Conservation Area, subject to acceptable details being submitted.

## **3.0 Residential Amenity**

### Single storey rear extension

3.1 The replacement extension would increase the depth of the existing element along the shared boundary with 9 Boscastle Road by 1.15m and raise the height of the mono-pitched roof. The resulting depth would be 1.74m deeper than an existing rear extension at 9 which has a ground floor window serving a dining room and kitchen adjacent to the boundary. The affected window is a wide set of French doors.

3.2 The applicant has submitted a drawing (block plan, 0013) showing a 45 degree line projecting

from the middle of the affected window and towards the proposed extension. No part of the line touches the proposal. Furthermore, the extension would lie to the southeast of the affected window with a material loss of sunlight and daylight not likely to occur due its location in relation to the remainder of the host dwelling. Overall, it is not considered that undue harm would result to the living conditions of those occupiers by way of a loss of light, outlook or by way of an overbearing effect.

3.3 With regards to the adjacent building at 5 Boscastle Road, the ground floor element would not lie opposite any habitable windows. Due to the above and the setback, nature and scale of the ground floor extensions, it would not materially harm the residential amenities of those occupiers.

#### Rear closet element

3.4 The alterations to the rear closet element have not made them materially wider, deeper or higher in relation to the two adjacent properties. It is not considered that the proposal would lead to a significant increase in harm by way of a loss of light, outlook or by way of an overbearing effect to 5 or 9 Boscastle Road. The resulting closet element would have a setback of 2m from the adjacent closet projection at 5 which has no windows on its side elevation and extends to a similar depth. In relation to 9 the closet element would have a setback of 3.85m from the shared boundary.

#### **4.0 Trees and Landscaping**

4.1 The Mulberry tree has a number of defects and is not significant in terms of its wider amenity due its location within the rear garden of the property. Furthermore, specific foundations to seek to accommodate the tree would be disproportionate to its condition and retention lifespan. As a result it is proposed to remove this tree to facilitate the proposal. A Sycamore is also identified for removal. It is a small low quality self-set Sycamore tree and its stem diameter is such that it is below the official size threshold for protection within a conservation area. A low category tree (Lilac) and an unknown dead tree would also be removed.

4.2 The Arboricultural Impact Assessment and tree protection details have been reviewed by the Council's Tree Officer who considers the justification and details sufficient. This is on the basis of the tree protection details being implemented and the addition of a condition requiring a replacement Mulberry in the next planting season.

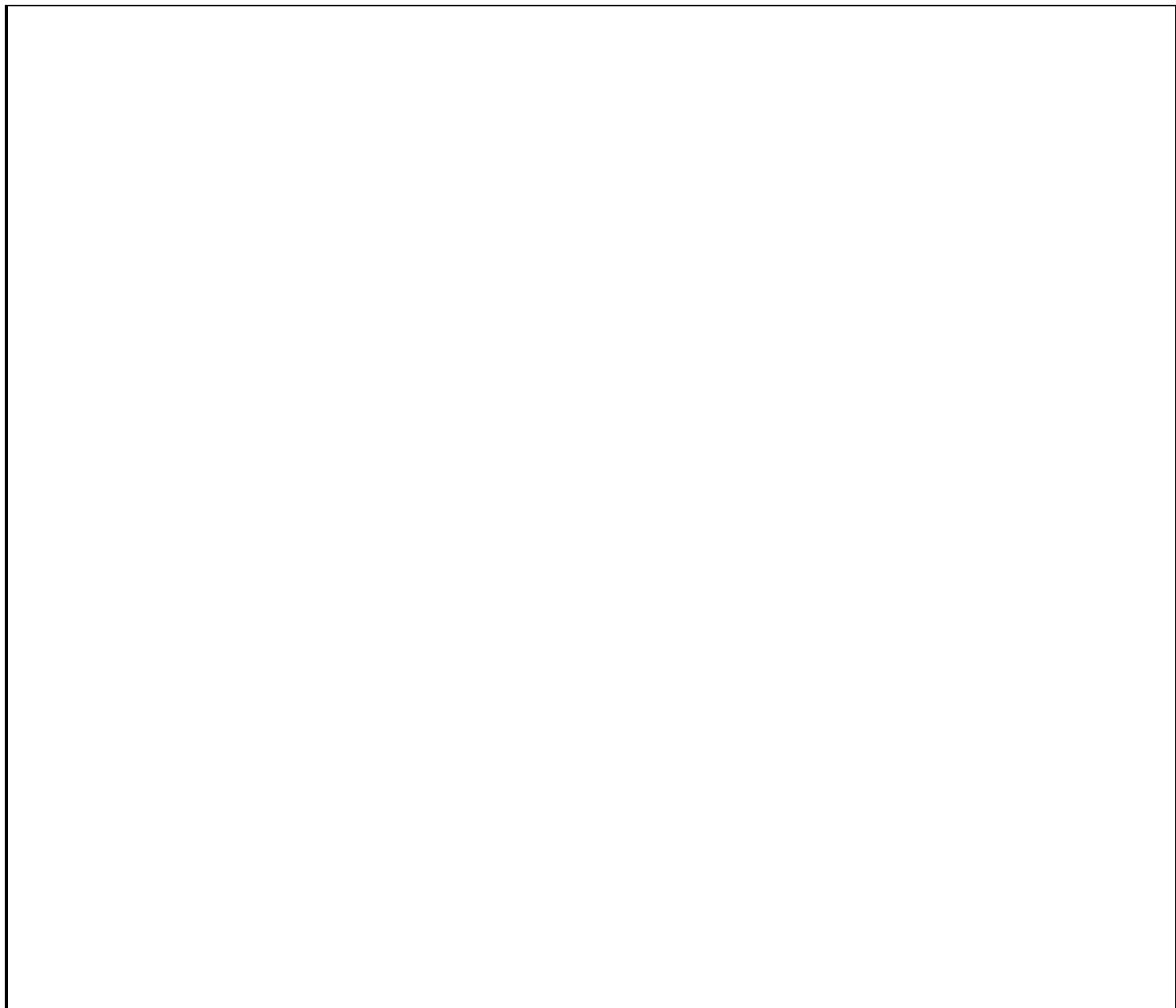
#### **5.0 Conclusion**

5.1 On this basis, it is considered that the proposal would be of an acceptable design and appearance that would be in keeping with the host and surrounding buildings and preserve the character and appearance of the Dartmouth Park Conservation Area. The extensions would not significantly harm the amenities of the adjacent residential occupiers and the removal of the trees has been justified, with acceptable details submitted in regards to the protection of those that will remain. Planning permission is therefore recommended subject to conditions relating to matching materials, solar panel details and the planting of a replacement Mulberry tree.

**Recommendation:** Grant Conditional Planning Permission

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday the 9th March 2015. For further information please click [here](#)**



Ms Jayne Fisher  
Jayne Fisher Design  
68 Heathside  
Hinchley Wood  
Esher  
Surrey  
KT10 9TF

Application Ref: **2014/7405/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

2 March 2015

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**7 Boscastle Road**  
**London**  
**NW5 1EE**

# DECISION

Proposal:

Rear extensions including a replacement single storey element and the widening, deepening and raising in height of an existing three storey closet wing; solar panels to the south-facing roof slope and the removal of trees.

Drawing Nos: Ordnance Survey 1:500, 001, 001a Rev A, 002, 002a Rev A, 003, 003a, 005, 006, 006a Rev A, 007, 007a Rev A, 008/008a, 009, 009a, 010, 0010, 011a Rev A, 0013, 02260P\_TPP\_01, 02260P\_TCP\_01, Design Access Statement and Arboricultural Impact Assessment (ref: 02260R) February 2015.

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 policies 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 Ordnance Survey 1:500, 001, 001a Rev A, 002, 002a Rev A, 003, 003a, 005, 006, 006a Rev A, 007, 007a Rev A, 008/008a, 009, 009a, 010, 0010, 011a Rev A, 0013, 02260P\_TPP\_01, 02260P\_TCP\_01, Design Access Statement and Arboricultural Impact Assessment (ref: 02260R) February 2015.

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

- 4 Prior to the construction of the proposed solar panels as indicated in drawing number 002a (first floor plan as proposed), details of the development (including drawings, sections, materials and information regarding the manufacture's specifications) shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 During the following planting season after the construction of the development has been substantially completed, a mulberry tree shall be planted as in the rear garden with a girth size of 12-14cms. The ground should be prepared to the standards set out in BS5236:1975.

If the tree, within a period of 5 years from the completion of the development, dies, is removed or become seriously damaged or diseased, it shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with another of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance

with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

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