

Delegated Report		Analysis sheet		Expiry Date: 23/03/2015			
		N/A		Consultation Expiry Date: 26/02/2015			
Officer			Application Number(s)				
Tessa Craig			2015/0373/P				
Application Address			Drawing Numbers				
58 Howitt Road London NW3 4LJ			Site Location Plan, Design and Access Statement, A100 Revision A, A101, A102, A103, A104, A105, A110, A111 Revision C, A112 Revision A, A113 Revision A, A115 Revision B, A116 Revision A, A114 Revision A, A117, and A200.				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Demolish existing part width rear extension and replace with larger part width rear extension with lower height. Reinststate basement door at front elevation.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	16	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed between 30/01/2015-20/02/2015 and a notice was put in the press on 05/02/2015. No responses were received from neighbors'.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Belsize CAAC have objected to the proposal stating the design of the rear extension shows no improvement on the existing extension and does not make a positive contribution to the conservation area. <u>Officer comment</u> <i>The proposed design is addressed in points 2.6 and 2.7 below.</i>					

Site Description

The subject property is located on the west side of Howitt Road, near to the intersection with Glenilla Road. The property comprises a two storey terraced property which has been subdivided into flats. The subject flat is the ground floor flat. The building is not listed, but lies within the Belsize conservation area.

Relevant History

No relevant site history.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2011

LDF Core Strategy and Development Policies 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 & encouraging biodiversity)

CS16 (Improving Camden's health and well-being)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP32 (Air quality and Camden's Clear Zone)

Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

Belsize Conservation Area Statement 2003

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for a part-width, single storey rear extension to replace the existing rear projection. The extension would be 3.6m wide, 3.2m high (at highest point of sloped roof) with a sloped roof and 5.7m from the original rear wall.
- 1.2 The extension would be constructed from brick to match the main property with a sedum roof and aluminium framed windows. The design includes a vertical strip window in the rear elevation, four glazed doors in the south facing elevation, a new glazed link between the extension and main property, and a raised rooflight in the extension.

2.0 Assessment

- 2.1 The main planning issues to be considered are the impact of the proposal in terms of design and conservation and the impact of the proposal on the amenity of neighbours.
- 2.2 Design
- 2.3 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.4 CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.
- 2.5 The Belsize conservation area statement advises rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or Conservation Area.
- 2.6 The proposed rear extension, although 5.7m deep (2.1m deeper than the existing rear projection to be demolished), shall be lower in height (0.5m) than the existing extension. The extension retains an adequate garden space and is considered acceptable in terms of scale in relation to the main building. Although the proposed design includes a glazed link between the extension and the main property, aluminium framed windows and doors, and a raised roof light it is considered that the more modern appearance will complement the traditional features of the property and clarify which part is original and which part has been added.
- 2.7 The rear extension shall not be visible from the public realm or streetscene and therefore, the impact on the conservation area is considered acceptable and to preserve the character of the area.
- 2.8 The proposed change to the window at lower ground level in the front elevation to install a door is considered acceptable. The door shall be timber framed and obscure glazed and mostly restricted from views in the street scene due to its positioning below ground level.
- 2.9 It is noted a condition shall be imposed requiring details of the green roof be submitted prior to occupation of the extension and that the green roof be maintained and retained thereafter.

2.10 Amenity

- 2.11 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."
- 2.12 CPG6 Amenity states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:
- Living rooms;
 - Bedrooms;
 - Kitchens; and
 - The part of a garden nearest to the house."
- 2.13 The proposed extension is not considered to raise any amenity issues in terms of privacy or overlooking. There will be a narrow vertical strip window in the rear elevation of the extension and glazed doors on the south facing elevation with a glazed piece between the extension and the main property. The windows, doors and glazed portion do not directly overlook any neighbouring properties with adequate separation space and boundary fences obscuring views of the property.
- 2.14 The additional depth of the extension (2.1m) is considered acceptable in terms of daylight and outlook for neighbouring properties. The properties to the south and west are far enough away such that shadowing would not occur.

3.0 Recommendation

- 3.1 The proposed rear extension is considered acceptable in terms of design, impact on the conservation area and impact on amenity. The development is deemed consistent with the objectives and policies identified above. It is recommended planning permission be granted.

DISCLAIMER

Decision route to be decided by nominated members on Monday 2nd March 2015.

For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.