

Members Briefing Report	Analysis sheet	Expiry Date:	26/03/2015
	N/A / attached	Consultation Expiry Date:	30/3/2015

Officer	Application Number(s)
Nanayaa Ampoma	2015/0485/P

Application Address	Drawing Numbers
20 Albert Terrace Mews London NW1 7TA	See Draft Decision Notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)
Erection of first floor extension, installation of glazed doors at ground front elevation, 3x new rooflights and erection of rear box window at first floor level.

Recommendation(s):	Grant Planning Permission
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Application Type:	Householder Application
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Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	02	No. of objections	02
			No. electronic	00		

Summary of consultation responses:	<p>A Site Notice was displayed at the property for a period of 21 days between 11/02/2015 to 04/03/2015. A Press Notice was also issued between 12/02/2015 to 05/03/2015.</p> <p>Adjoining neighbours were also notified. Neighbouring comments have been received and can be summarised as follows:</p> <p><i>19 Albert Terrace Mews:</i> Support</p> <p><i>Flat 1, 20 Prince Albert Road, London NW1 7ST:</i> Object – The proposed window would look directly into the garden of 20 Prince Albert Road</p> <p><i>Flat 2, 20 Prince Albert Road, London NW1 7ST:</i> Object - Loss of privacy, application does not clearly state that the window would be obscured.</p>
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<p>CAAC/Local groups* comments: *Please Specify</p>	<p>CAAC:</p> <ul style="list-style-type: none"> • Loss of privacy from potential overlooking. • Development does not enhance nor preserve the character of the area because it does not respect the mews housing style.
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Site Description

The application site relates to a two storey residential dwelling. The property is whitewashed with a very modern appearance. The development is the result of a back land development in the garden of no.20 Prince Albert Road. Previous to the implemented approved scheme, the development of a residential unit was refused on several occasions for reasons including loss of privacy to neighbouring properties. As a result, the current windows at the property have been carefully placed to avoid any loss of privacy to neighbouring occupiers.

I note that the site falls within the Primrose Hill Conservation Area, however it is not listed.

Relevant History

2017/1628/P: Erection of first floor extension at front of house (Use Class C3). – **Grant**

8970453: Demolition within a Conservation Area of existing single-storey garages as shown on drawing nos. 202/PD/1 2 3 4 – **Grant**

8903326: The erection of a two-storey dwelling house as shown on drawing nos. 202/PD/1 2 3 4 revised on 16.09.89 17.10.89 and 25.04.90. – **Grant**

8701212: The erection of a 2-storey house as shown on drawing no.441/01A and as revised on 26th October 1987. Appeal received against refusal of permission - **Refuse**

8701190: The erection of a 2-storey house as shown on drawing no.44/01A and as revised on 26th October 1987. Appeal received against the Council's failure to issue their decision within an appropriate period. – **Refuse**

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Supplementary guidance:

CGP1 Design
CPG 6 Amenity

Primrose Hill Conservation Area Statement (2000)

Assessment

Proposal

1.1 The application seeks householder permission for the following alterations:

- First floor extension at front with two Juliette balconies
- Alterations to front fenestration
- Installation of large window, partly clear glass and partly translucent at rear
- 3x proposed new rooflights

Note: the proposed 3x rooflights do not require planning permission as the property is a house has its Permitted Development Rights still in place.

Discussion

2.1 The main areas for consideration are:

- Design and Impact on Conservation Area
- Amenity

Design

2.2 Policy CS14 requires that all alterations in conservation areas respect or enhance the area and location. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standards in terms of the character, sitting, context, form and scale to the existing building and the general area.

2.3 Due to the property's very modern appearance, and the modern appearance of the proposed extension and alterations, the proposals would not be out of keeping with the property's character. The development would still respect the staggered appearance of the property and the size and style of the current windows at the front elevation. In relation to the rear window, although the proposed window is larger than any other window at the property, it's position lessens its impact and is in accordance with the property's unusual design. There is an existing box type window already at this elevation although it is much smaller. Therefore in terms of its impact on the character of the property it is felt that at this position, it would not have a significantly harmful impact on the conservation area of the character of the property.

Amenity

2.4 Under section 7 of supplementary planning guidance CPG 6 (Amenity), all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 of the Core Strategy and DP26 of the Development Policies state that the council will protect the quality of life for existing and future occupiers, as well as neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.

2.5 The proposed front windows would have no impact on the amenity of neighbouring properties. This is because there are currently several windows at the front elevation and already some element of overlooking to neighbours. The main area of concern in relation to amenity, relates to the proposed rear window. As stated above, there is an existing high level window that is clear glazed in the same position. What is being proposed is to make this area larger with a translucent box window. Objections have been received concerning the level of protection being proposed for current neighbours by way of their loss of privacy. Officers recommend a condition to clearly require that all of the area below the current high level window is obscure

glazed and fixed shut. This would ensure that neighbour's level of privacy will not be encroached upon.

Conclusion

- 2.6 It is noted that the proposed new window at first floor level is larger in size than many of the existing windows on the property. However the question of harm by way of design or amenity is the main issue and, on balance, officers can see no significant harm from the development by way of design or loss of amenity to neighbouring properties, given that permission is based on a condition to have this area obscure glazed and fixed shut where necessary. Thereby protecting the existing privacy levels of neighbouring properties.

Recommendation: Grant conditional Planning Permission

DISCLAIMER: Decision route to be decided by nominated members on Monday 20th April 2015. For further information please go to www.camden.gov.uk and search for 'members briefing'