

21 Boscastle Road – 2014/7318/P



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21 Boscastle Road – 2014/7318/P

1. Front elevation



1. Rear elevation



3. Rear elevation in context with rest of the terrace

No. 21



Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:		06/05/2015		
	N/A / attached		Consultation Expiry Date:		09/04/2015		
Officer			Application Number(s)				
Sally Shepherd			2015/1434/P				
Application Address			Drawing Numbers				
21 Boscastle Road London NW5 1EE			Refer to decision notice				
Proposal(s)							
Erection of a single storey full-width rear extension							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	02
				No. Electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 18/03/2015 to 08/03/2015 A press notice was published from 19/03/2015 to 09/04/2015</p> <p>One objection was received from 1 Grove Terrace Mews:</p> <ul style="list-style-type: none"> The increased size and enlarged rooflight would be out of character with the surrounding buildings and would constitute a considerable amount of light-spill to our house and adjacent houses. <p>Officer's response: See sections 3.3 and 3.4 below</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>One objection was received from the <u>Grove Terrace Residents Association</u>:</p> <ul style="list-style-type: none"> Grove Terrace is Grade II listed and the gardens form an important aspect of its setting. The proposal would create light pollution and the CA statement specifically states that the 'quality of darkness characterises the conservation area' and that the extensive areas of new glass would erode the character of this dark area. The development would substantially harm the character of the conservation area. <p>Officer's response: See sections 3.3, 3.4 and 4.3 below</p>					

Site Description

The application site comprises a three storey single dwelling house located on the west side of Boscastle Road located in the Dartmouth Park conservation area. The site lies within a terrace of six identical properties and is almost opposite the junction with Laurier Road.

The Conservation Area Statement identifies these properties (nos.19-29) as a terrace of three-story houses (Tambling) (1873) and mark a distinct change of style, with two storey bays, stucco surrounds to bay, decorative capitals to windows, porches arranged in pairs and a pitched roof.

The site is not listed but is noted as making a positive contribution to the character and appearance of the conservation area.

Relevant History

21 Boscastle Road

2014/7318/P - Planning permission granted on 20/01/2015 for erection of a single storey rear extension as replacement to existing, replacement of rooflights to rear roofslope, alterations to rear elevation fenestration and balustrade, replacement of rear garden shed and rear landscaping.

2015/0644/P – Certificate of lawfulness granted on 02/03/2015 for the installation of 1 x rooflight on rear roof slope

19 Boscastle Road

2010/1337/P – Planning permission granted on 16/11/2010 for installation of one rooflight on front roofslope and one rooflight on rear roofslope of upper floor maisonette (Class C3).

2013/2807/P – Planning permission granted on 13/08/2013 for creation of a new rear roof terrace and replacement of window with door at second floor level of existing maisonette (Class C3).

25 Boscastle Road

2013/6496/P - Planning permission granted on 12/12/2013 for a single storey side extension with glazed roof, installation of three rooflights to rear and one to front, and replacement of metal framed doors and windows to existing rear extension with timber framed glazed doors and windows to dwelling house (Class C3).

Relevant policies

NPPF

The London Plan March 2015, consolidated with alterations since 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 2011/2013

CPG1 Design

CPG6 Amenity

Dartmouth Park Conservation Area Appraisal and Management Statement (2009)

Assessment

1. Proposal

- 1.1 Permission is sought for the demolition of the existing single storey lean-to side extension and replacement with a single storey L-shaped extension. The extension would have a depth of 9m from the rear elevation building line and 2.6m from the rear elevation of the existing closet wing. It would measure 6m in width and 3m in height from ground floor level.
- 1.2 The extension would include 2 rooflights which would protrude 0.3m above the main roof of the extension, one on the side and one on the rear elements. It would be fully glazed at its rear including slimline glazed sliding doors to the rear with a metal clad frame.

2. Assessment

- 2.1 The main planning considerations are a) the impact of the proposal on the appearance of the building and on the character and appearance of Dartmouth Park Conservation Area and b) the impact on neighbour amenity.

3. Design

- 3.1 Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. Furthermore Policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas.
- 3.2 Dartmouth Park Conservation Area statement highlights that the original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.
- 3.3 There are a number of rear and side infill extensions in the terrace, notably at no 33, 31, 29, 27, 25, 17, 15, 13 and 11. Planning permission was granted in January 2015 to replace the existing side infill with a contemporary extension and so the principle of the infill is acceptable. The rear extension behind the closet wing would have the same depth as the neighbouring extensions at no. 23 and 25 and would have a lightweight, contemporary appearance. Given the location at ground floor level and the existing extensions within the terrace, the addition of rear extension is considered to be acceptable in this location. By virtue of its size, location, detailed design and proposed materials, the proposed extension is considered to represent a subordinate structure which would preserve and enhance the character and appearance of the host building and the surrounding conservation area in accordance with policies CS14, DP24, DP25.
- 3.4 Concerns have been raised about the impact of the development on the Grade II* Grove Terrace. The terrace is located approximately 80m away to the rear (west) of the application site across a mews and long rear gardens. The impact that the proposal would have on this terrace would therefore be very limited, particularly as many of the properties within the terrace that the application site lies within, have similar extensions/alterations.

4. Amenity

- 4.1 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, noise and disturbance and implications on daylight and sunlight.
- 4.2 On the boundary with no. 23 Boscastle Road, the extension would be the same height as the infill approved in January 2015 which was not considered to have any impact on daylight, sunlight or outlook as it was the same height as the existing extension. To the south-east, on the boundary with no. 19, the extension would extend 2.6m beyond the existing building line and 1m above the existing boundary wall. There is one small window on the rear elevation of the adjoining closet wing, however it is unlikely that the extension would have a detrimental impact on the level of daylight/sunlight to this window due to the orientation of the building and the limited depth of the extension.
- 4.3 Due to the location at ground floor level, the proposal would not result in any overlooking into neighbouring properties. Concerns have been raised from neighbours on Grove Terrace regarding light spillage from the extension. There is already an existing lean-to fully glazed extension at the site, and many other similar extensions within the terrace. The extension is slightly larger than the existing, however it is not envisaged that any light spillage from the proposed extension would be greater than the current level of light spillage.

5. Recommendation

5.1 Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 5th May. For further information please go to www.camden.gov.uk and search for 'members briefing'.

Mr Felix Finkernagel
Finkernagel Ross Architects
Unicorn House
221-222 Shoreditch High Street
London
E1 6PJ

Application Ref: **2015/1434/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

28 April 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
21 Boscastle Road
London
NW5 1EE

DECISION

Proposal:
Erection of a single storey full-width rear extension

Drawing Nos: (21BOS-) 000 P2; 001 P2; 002 P2; 003 P2; 020 P2; 030 P2; 100 P2; 101 P2;
200 P2; 300 P2

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 policy 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: (21BOS-) 000 P2; 001 P2; 002 P2; 003 P2; 020 P2; 030 P2; 100 P2; 101 P2; 200 P2; 300 P2

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

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

DRAFT

DECISION