

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	19/03/2015
		N/A / attached		Consultation Expiry Date:	26/02/2015
Officer			Application Number(s)		
Olivier Nelson			2015/0341/P		
Application Address			Drawing Numbers		
30 St Mark's Crescent London NW1 7TU			See attached		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>External alterations to the raised ground floor, including a change from a green roof to a decked area, a reduction in size of rooflight and creation of a planter as privacy screen to the boundary with No. 29 St Mark's Crescent.</p>					
Recommendation:		Grant permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					

Consultations

Adjoining Occupiers:	No. notified	10	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>Site notice: 04/02/2015 – 25/02/2015 Press notice: 05/02/2015 – 26/02/2015</p> <p>One neighbouring response was received commenting as follows:</p> <ul style="list-style-type: none"> • The existing development has not been built in accordance with permission 2013/5039/P (noted) • The rooflight has been built in a different location and is a different size. (<i>see paragraph 3.2</i>) • The consented rooflight would provide a natural boundary so the area of roof terrace adjacent to no. 29 would be covered with a green roof. This would not be capable of use and would therefore ensure privacy at no. 29 (<i>see paragraph 4.1</i>) • The proposal for the planters, shown as a dense dark presence along the boundary on the plan, will prevent overlooking onto the neighbour at no. 29. (noted) • The planters would reduce daylight in the lower ground floor area. (<i>see paragraph 4.2</i>) • The loss of the green roof would change the use of the roof and is likely to lead to an increased use of the roofspace. (<i>see paragraph 3.2</i>) 					
Primrose Hill CAAC	<p>The <u>Primrose Hill CAAC</u> objected as follows:</p> <p>The bamboo patch is no substitute for the area of garden which has been destroyed; it is not even an alternative to the green roof. A mixed planting scheme which offered some species variety might be an improvement. Maintenance though would be required. The area of green roof which was consented should not be diminished. (<i>see paragraph 3.2</i>)</p>					

Site Description

The subject property is located on the south-eastern side of St Marks Crescent and is comprised of a three storey house with basement, and a detached garage. The property is located within the Primrose Hill Conservation Area, and is identified as being a positive contributor to the Conservation Area. Since permission was granted in January 2014, a variety of alterations have taken place which is noted within the history section below.

Relevant History

2013/5039/P - Demolition of stand-alone garage to side of property, construction of single storey side extension, enlargement of lower ground floor beneath side extension, single storey rear extension to provide family room and three storey extension to rear of property to provide improved sanitation facilities. **Granted** at Members Briefing subject to s106 agreement 08/01/2014.

2014/2196/P - Non-material amendment (modification to approved railings on rear terrace) to planning application 2013/5039/P (granted 08/01/2014) for demolition of stand-alone garage to side of property, construction of single storey side extension, enlargement of lower ground floor beneath side extension, single storey rear extension to provide family room and three storey extension to rear of property to provide improved sanitation facilities. **Granted** 03/04/2014

2014/2923/P - Non-Material Amendment to move window in rear elevation to cloakroom by replacing drawing number 12018 PL20 202 rev C with drawing number 12018 PL20 202 rev D pursuant to approved permission reference 2013/5039/P dated 08/01/14. **Granted** 08/05/2014

2014/2924/P- Non-Material Amendment to integrate the roof levels and to allow drainage to be incorporated with the rest of the guttering by replacing drawing numbers 12018 PL20 102 rev and rev C with drawing numbers 12018 PL20 102 rev A and rev E pursuant to approved permission reference 2013/5039/P dated 08/01/14. **Granted 30/05/2014**

2014/3635/P- Non-Material Amendment to raise the height of the parapet of the new rear extension as granted by planning permission reference 2013/5039/P dated 08/01/14. **Granted 20/08/2014.**

Relevant policies

National Planning Policy Framework 2012

London Plan March 2015, consolidated with alterations since 2011

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

Camden Development Policies 2010

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP31 Provision of, and improvements to, open space and outdoor sport and recreation facilities.

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG3 Sustainability

CPG6 Amenity

Primrose Hill Conservation Area Statement

Assessment

1. PROPOSAL

- 1.1 The application seeks a change to the previously consented scheme (2013/5039/P) and the roof layout of the raised ground floor rear extension. The rooflight has reduced in size and would not be the full depth of this roof space. The green roof has been replaced with decking and a rendered planter on the boundary with no. 29 which contains shrubs. This would consist of three plant types: *Phyllostachys Nigra* (black bamboo) to a height of 2.2m on the boundary with no. 29, *Buxus Sempervirens* to a height of 1200mm and to the front of the roof area *Lavender angustifolia* to a height of 800mm.

2. ASSESSMENT

The main considerations as part of the proposal are:

- Design
- Amenity

3. DESIGN

- 3.1 Policy DP24 requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building. Policy DP25 requires new development to both preserve and enhance the character and appearance of conservation areas.
- 3.2 This proposal is different to the consented scheme and some works have already taken place. Noticeably the rooflight which is smaller than was consented. The change in size of the rooflight is considered to not harm the appearance of the property and to preserve the character of the Primrose Hill Conservation Area. In changing the rooflight size it has also seen the green roof element of the scheme removed. The applicant has briefly justified why the green roof was not considered feasible here as the depth of substrate which would be required was not able to be used in this position over such a small amount of green roof. Given that the approved green roof was such a small narrow strip on the edge of the roof, it is considered that its loss is not serious or harmful to the overall biodiversity of the area or site. The proposed planter in compensation would have three varieties of plants and these would help to improve the greenery within the site. The original application and subsequent permission for a rear extension saw the majority of the existing greenery around the application site lost, so this scheme does not worsen this situation.

4. AMENITY

- 4.1 CPG6 (Amenity) advises that development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. A concern was raised by the neighbour at no. 29 which has a window to the hallway which directly looks onto the raised ground floor level during the consultation period of the approved scheme. Although the window was non-habitable so that the proposal would not lead to a loss of overlooking, it was nevertheless considered appropriate to restrict access to this edge of the roof by means of railings halfway along the roof to prevent intrusive views down onto the neighbouring property and its rear conservatory and garden. The previous scheme was approved on this basis. The current proposal involves an increase in size of usable terrace area and a planter on the edge to prevent overlooking.
- 4.2 The proposed planter with 1.8m high bamboo planting would be positioned on the boundary with no. 29 in order to prevent overlooking from the terrace. The height and density of the bamboo should be sufficient to ensure privacy screening. However there is concern that this may not be adequately maintained, especially since bamboos in containers require constant and heavy watering. It is considered that behind the planting there should be a permanent structure such as timber trellis or obscured glazed screen to maintain privacy, in case the plants die or do not grow sufficiently in the future to prove an effective screen; this will be

required by condition. The rear of the properties faces south-east and as such it is not considered that the planting would lead to a loss of light.

4.3 The proposal would not have an adverse impact on the amenity of the neighbouring property at no. 29. The planter would reduce any possible overlooking from users of the terrace.

5. Recommendation

5.1 Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on *Tuesday 5th May 2015*. For further information please go to www.camden.gov.uk and search for 'members briefing'