

<b>Delegated Report</b> <b>(Members Briefing)</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>06/05/2015</b>		
	N/A / attached		<b>Consultation Expiry Date:</b>	09/04/2015		
<b>Officer</b>		<b>Application Number(s)</b>				
Sally Shepherd		2015/1434/P				
<b>Application Address</b>		<b>Drawing Numbers</b>				
21 Boscastle Road London NW5 1EE		Refer to decision notice				
<b>Proposal(s)</b>						
Erection of a single storey full-width rear extension						
<b>Recommendation(s):</b>	<b>Grant Planning Permission</b>					
<b>Application Type:</b>	<b>Householder Application</b>					
<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>02</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<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"> <li>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.</li> </ul> <p><b>Officer's response: See sections 3.3 and 3.4 below</b></p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>One objection was received from the <u>Grove Terrace Residents Association</u>:</p> <ul style="list-style-type: none"> <li>Grove Terrace is Grade II listed and the gardens form an important aspect of its setting.</li> <li>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.</li> <li>The development would substantially harm the character of the conservation area.</li> </ul> <p><b>Officer's response: See sections 3.3, 3.4 and 4.3 below</b></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 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 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 5<sup>th</sup> May. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'.**