

Delegated Report		Analysis sheet		Expiry Date:		23/06/2015	
		N/A		Consultation Expiry Date:		28/05/2015	
Officer				Application Number(s)			
Tessa Craig				2015/2434/P			
Application Address				Drawing Numbers			
75 Chetwynd Road London NW5 1DA				LP02, LP03, EX01, EX02, EX03, EX04, EX05, EX06, PL01, PL02, PL03, and PL04.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey second floor rear extension							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	23	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press Notice 07/05/2015 Site Notice 01/05/2015 No objections received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Dartmouth Park CAAC- No comments received.					

Site Description

The subject site is located on the north side of Chetwynd Road, within the Dartmouth Park conservation area. The property comprises a two storey building within a terraced row of houses with differing roof profiles subdivided into two flats. The subject flat is located on the upper floors. The property has a flat roof with a front dormer window. The building not listed, but is noted as making a positive contributor to the Dartmouth Park conservation area.

Relevant History

No relevant history.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2015 (Consolidated with amendments since 2011)

LDF Core Strategy and Development Policies 2010

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)

Camden Planning Guidance

CPG1 (Design) 2014 chapters 2, 3 and 4

CPG6 (Amenity) 2011 chapters 6 and 7

Dartmouth Park Conservation Area Appraisal and Management Strategy 2009

Pages 44 and 56

Assessment

1.0 Proposal

1.1 Planning permission is sought for a single storey extension at second floor level to the rear elevation. The extension would have a pitched roof, be constructed from brick to match the main property, with a slate roof, three bi-folding doors on the rear elevation and a high level, frosted strip window in the west facing elevation. The extension would be 3m deep, 3.3m wide and 2.9m high.

2.0 Assessment

2.1 The main considerations in relation to this proposal are the design and impact on the conservation area and the impact on amenity.

Design and Impact on Conservation Area

2.2 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.

2.3 The Dartmouth Park conservation area statement advises the original historic pattern of rear elevations within a street or group of buildings is an important 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.

2.4 CPG1 Design states rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.

2.5 The property is part of a pair in the terrace which has flat roofs. The properties further west and further east beyond 73 Chetwynd Road have sloping rooflines. The existing rear elevation already juts out slightly on the closet wing side (eastern side), beyond the depth of the rear elevation of 73 Chetwynd Road. Although the proposed rear extension would have a pitched roof, the height of the roof would match the eaves of the existing rear elevation where it meets the main property, failing to comply with the guidance of CPG1.

2.6 There are a number of roof level extensions along York Rise which is adjacent to Chetwynd Road, however these are historic extensions and were not assessed under the current development policies or design guidance. Although there is no particular pattern in the rear elevation of this group of terraced properties, the proposed extension is not considered subordinate to the main property, does not respect the original design and proportions of the building and would add a significant amount of bulk to the property at a high level. The resulting development would fail to preserve the character of the conservation area. The proposal is considered unacceptable in terms of design and impact on the conservation area.

Amenity

2.7 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."

2.8 The proposed rear extension is not considered to cause harm to neighbours in terms of overlooking as there is already a roof terrace at the top of the second floor, therefore the overlooking would not increase beyond the existing situation. The extension would not cause loss of light to neighbouring properties given the location of neighbouring windows. The nearest windows to the west of the extension are part of the subject property, the windows beyond that at 73 Chetwynd Road would not be impacted due to their distance from the extension (4.5m) and the orientation would mean no loss of light to 77 Chetwynd Road would occur as it is east of the extension.

3.0 Recommendation

3.1 The proposed second floor rear extension fails to comply with CPG1 Design, requiring rear extensions to be one full storey below roof eaves/parapet level. The extension would not respect the original proportions of the property and would add bulk to the rear elevation at high level. The development would fail to preserve and enhance the character of the conservation area and would be harmful to the host building. The development fails to comply with Development Policies DP24 and DP25 of the Development Policies Document and Camden Planning Guidance CPG1 Design. It is therefore recommended that planning permission be refused.