

Delegated Report		Analysis sheet	Expiry Date:	02/06/2015
(Members Briefing)		N/A / attached	Consultation Expiry Date:	21/05/2015
Officer			Application Number(s)	
Yuyao Gong			2015/2042/P 2015/2464/L	
Application Address			Drawing Numbers	
5 Gloucester Crescent London NW1 7DS			See draft decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey rear extension to lower ground level with new external staircase to ground level to create roof terrace with glazed balustrade; installation of one rooflight on roof level and replacement with timber sash windows to rear; internal alterations including removal of partition walls to reconfigure internal layout of lower/ground floors and part lowering of 2nd floor to accommodate shower room.				
Recommendation(s):		1. Grant planning permission 2. Grant listed building consent		
Application Type:		1. Planning permission 2. Listed building consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	05	No. of objections	02
Summary of consultation responses:	<p>6 Gloucester Crescent – object</p> <ul style="list-style-type: none"> • The differing ground levels between No.6 Gloucester Crescent and No.5 is not shown in the plans. • The drawings and documents are contradictory and do not show how the building relates to its neighbours. • The Lower Ground Rear Garden Plan does not show the proposed spiral stair. • The Elevations show a glass balustrade to what is described in the application as a roof terrace whereas the appearance and materials section of the application describes the spiral stair as being proposed for access for maintenance. • The removal of the spine wall at first floor level is shown on the drawings but not mentioned in the application description. • Considerate impact of the proposed extension and garden room • The use of a photograph that shows a part width extension is misleading when the extension proposed is full width. • The works proposed do not reflect the fact that the house is Grade 2 listed and do not respect neighbour's privacy and amenity. • The size of the garden room is excessive and no mention is made of the roof coverings proposed or the use of the room • The full width extension is inconsiderate and appears unnecessary. Further, the roof terrace, spiral stair and glass balustrade also appear unnecessary when there is no means of access from the raised ground floor. The proposed use of stucco as a facing material for the extension is also out of character in this area. <p>3 Gloucester Crescent – object</p> <ul style="list-style-type: none"> • No details of the proposed garden room • The special relationship to the proposed external spiral staircase, which has been omitted from the plan sheet, is ambiguous. • The proposed lower ground floor extension, combining a metal staircase and glazed balustrade, in effect a raised viewing platform would impact a right to privacy of others, as it would overlook adjoining gardens. • Building controls, noise pollution and timescale • Concerns over the preservation of architectural heritage • Concerns over conservation of green space habitat <p>Unspecified address – email comment</p> <ul style="list-style-type: none"> • Request that any permission granted in respect of application 2015/2042/P is subject to restrictions whereby work cannot be carried out on Saturdays, Sundays and Bank Holidays. <p><i>Officer's comments can be found in paragraphs 2.2, 2.3, 2.4, 2.5, 2.6 and 3.2 in the assessment section.</i></p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Primrose Hill Conservation Area Advisory Committee – object</p> <ul style="list-style-type: none"> • Alteration of the front lightwell • The proposed rear addition would destroy this element of the listed building, introducing an alien, over-simplified, element to the rear elevation, which thus substantially harms the relationship between the elements of the building as expressed in the rear elevation. • Harmful alterations to the plan form of the listed building at basement level • Introduction of a stucco finish to the rear elevation in contrast to the rear • Destruction of the original partition at the first floor • Cumulative loss of garden space from both the rear extension and the garden room. <p><i>Officer's comments can be found in paragraphs 2.2, 2.3, 2.4, 2.5, 2.6 and 3.2 in the assessment section</i></p>					

Site Description

The application site comprises a mid-terrace grade II listed dwelling house on the eastern side of Gloucester Crescent. It is mid-Victorian in period built between 1840-45. The building features with yellow stock brick with stucco dressings, slated hipped roofs with enriched slab chimney-stacks. To the front of the property is a 1.0m front boundary wall, with brick piers to a height of 1.55m enclosing a modest front garden which includes a landscaped area and hardstanding for a vehicle. There are steps leading to the house.

The brick wall is erected from yellow London Stock brick. The front garden hard standing is made from York flagstones and concrete paving.

The application site is listed and sits within the Primrose Hill Conservation Area.

Relevant History

2014/6478/P - New landscaping to front garden including alterations to front boundary wall and erection of new sliding gate and pedestrian gate – Granted

2014/6893/L - New landscaping to front garden including alterations to front boundary wall and erection of new sliding gate and pedestrian gate - Granted

Relevant policies

National Planning Policy Framework (NPPF) 2012

The 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

Camden Development Policies 2010

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG 1 – Design 2015

CPG 6 – Amenity 2011

Primrose Hill Conservation Area Appraisal

Assessment

1. Proposal

1.1 This proposal seeks planning permission for the erection of a single storey rear extension to lower ground level with new external staircase to ground level to create roof terrace with glazed balustrade, installation of one rooflight at roof level, reinstating internal stair connecting ground & lower ground in the location of the original stair and replacement with timber sash windows to rear, internal alterations including removal of partition walls to reconfigure internal layout of lower/ground floors and part lowering of 2nd floor to accommodate shower room.

1.2 The rear extension would measure 2.73m in depth, 7.87 in width and 3m in height. The glass balustrade on top of the rear extension would have a height of 0.8m.

Revisions

1.3 The applicant has made the following changes at the officer's request in order to protect the historic and architectural interest of the host building.

Lower Ground Floor

- Opening up of rear elevation narrowed to the extents of the existing dining & utility room doors, so retaining wider nibs and more of the existing wall
- Internal depth of the extension widened to 2.5m out from the rear elevation
- Soil pipe from proposed upper floor bathrooms indicated
- Steps and tanking to front vault indicated (brochure of proposed tanking system attached)

Ground Floor

- Soil pipe from proposed upper floor bathrooms indicated

First Floor

- Width of wardrobe opening in master bedroom narrowed
- Door position to bedroom 2 centred on landing
- Soil pipe from proposed upper floor bathrooms indicated
- Ceiling height in proposed en-suite raised to be 200mm above head of window

Second Floor

- Soil pipe from proposed bathroom indicated
- Lowering of floor level adjusted to drop 450mm from existing

2. Design

2.1 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. With regard to rear extensions paragraph 4.10 of CPG1 outlines the Council's expectations in terms of design.

2.2 The proposed single storey rear extension is considered to be an appropriate scale which is subordinate to the host property that has four storeys. The materials proposed would be in keeping with the local context as some of the neighbouring properties have stucco finish at the rear. The new external staircase and glazed balustrade are considered modest addition to the building. The casement windows replaced with timber sash in original structural opening would match the existing windows at the rear of the building.

2.3 At lower ground floor level, the internal layout would be improved after alteration while more functional space would be created. The areas being opened up have no detailing or features of historical significance having been much altered over the years. The new opening in width in the partition for bedroom wardrobes on first floor level has been reduced to 2.3m compared to 3.4m in the original submission to reduce the scale of alteration on the partition wall which preserves the architectural character of the building.

2.4 The part of roof that will accommodate the rooflight is not an original feature of the property. The proposed rooflight would not be visible from street level. It is considered that the proposed glazed rooflight over stairwell is acceptable as it does not adversely affect the historic fabric or architectural features of this listed building or the character of the conservation area. No original detailing would be lost as part of these proposals. Overall the impact on the architectural and historic features of the listed building is acceptable.

2.5 The proposed rear extension would be built upon the existing patio area therefore it would not result in any loss of green space.

2.6 The previously proposed garden room has been removed on the revised plans as it was considered an obtrusive

element in the rear garden. The alteration of the front lightwell was approved under planning reference 2014/6478/P.

2.7 The conservation officer has reviewed the submission and considered the works appropriate. The proposal is therefore in compliance with policy CS14, policy DP24 and DP25.

3. Amenity

3.1 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 and implications on daylight and sunlight.

3.2 Although the plans do not show the difference of ground levels between No. 5 and No. 6, given the orientation of the terrace, the modest size of the proposed lower ground floor extension with no side windows, it is not considered that there would be an unacceptable impacts on No. 6 in terms of loss of outlook or light. The roof terrace with glazed balustrade can only be accessed from the external staircase in the rear garden. There would be no direct access from ground floor level. It is not considered there would be unacceptable impacts upon neighbouring properties in terms of loss of privacy or overlooking as the terrace is only used for maintenance.

3.3 The proposal is therefore in compliance with policy CS5, policy DP26 and CPG guidelines and is acceptable.

4. Recommendation

4.1 Grant conditional Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 10th August 2015. For further information please go to www.camden.gov.uk and search for 'members briefing'