

Flat A, 16 Adamson Road, NW3 3HR



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Photo 1- Rear Elevation



Photo 2- Rear Elevation



Photo 3 – Door to be replaced with window

Delegated Report		Analysis sheet		Expiry Date:		20/11/2015	
		N/A		Consultation Expiry Date:		22/10/2015	
Officer				Application Number(s)			
Tessa Craig				2015/4901/P			
Application Address				Drawing Numbers			
Flat A, 16 Adamson Road London NW3 3HR				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a terrace at upper ground floor level of rear elevation, installation of French doors at upper ground level to replace window, installation of window in side elevation at lower ground level to replace door and replacement of existing single glazed windows with double glazed to match existing.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	45	No. of responses	02	No. of objections	02
				No. electronic	02		
Summary of consultation responses:		5 Castellain Road- object to 2.8m high privacy screen as it would restrict light and view for 18 Adamson Road, but supports the rest of the proposal. <i>Officer comment:</i> The proposal has been revised to reduce the height of the privacy screen to 1.7m. This is considered acceptable and to allow for adequate light to the neighbouring properties whilst preserving privacy.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Belsize CAAC- Object to full width terrace as it destroys architecture of rear elevation. <u>Officer Comment</u> Whilst the terrace is full width, the bay windows shall be retained therefore preserving the character of the rear elevation. The lightweight glass balustrade will mean the rear elevation is still visible from the rear.					

Site Description

The property is located on the south side of Adamson Road and is within the Belsize Park conservation area and is a positive contributor. The building is a three storey terraced house, subdivided into flats with a lower ground level. The subject flat is on the ground and lower ground levels. The property is not listed.

Relevant History

None.

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 2015 and 2013

CPG1 (Design)

CPG6 (Amenity)

Belsize Park Conservation Area Statement 2003

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for erection of a rear terrace at upper ground floor level with access stairs to the garden, along with the installation of French doors to replace windows for access to the terrace, replacement of the existing single glazed windows with double glazed windows throughout the property and replacement of a door in the side elevation of the front stairs with a window.
- 1.2 All windows and doors shall be timber framed, the terrace shall include a lightweight glazed balustrade and 1.7m timber slatted privacy screens at each end. The proposal was revised to reduce the height of the screens from 2.8m to 1.7m.

2.0 Assessment

- 2.1 The main planning issues to be considered are the impact of the proposal in terms of design and conservation and the impact of the proposal on the amenity of neighbours.
- 2.2 Design
- 2.3 The Council's design policies seek to achieve the highest standard of design in all developments. Policy DP24 states that 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.
- 2.4 CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.
- 2.5 The conservation area statement advises choice of materials in new work is important and that original materials should be used wherever possible.
- 2.6 The proposal includes timber framed double glazed windows throughout which are considered to maintain the character of the property whilst improving heat efficiency. The rear roof terrace will retain the bay window and the lightweight glazed balustrade will ensure the bay windows are still visible and read as an intact rear elevation. The timber slatted privacy screens are considered acceptable being located on the rear elevation at lower level. Overall, the design is considered to be acceptable and due to its location screened from view from the public realm is not considered to harm the character and appearance of the host building or conservation area.
- 2.7 Amenity
- 2.8 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" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."
- 2.9 CPG6 Amenity states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new

windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- Living rooms;
- Bedrooms;
- Kitchens; and
- The part of a garden nearest to the house.”

2.10 The proposed terrace shall include timber privacy screens to a height of 1.7m (reduced from 2.8m). This height is considered to maintain privacy for the properties either side when the terrace is being used, whilst limiting loss of light. The window alterations are to existing openings and therefore there would be no increase in overlooking.

2.11 The terrace will restrict light to the rooms at lower ground floor level however these belong to the same flat. The proposal will have no impact on the amenity of neighbouring occupiers in terms of loss of sunlight, daylight outlook or privacy.

3.0 Recommendation

3.1 The proposed rear terrace and fenestration changes are considered acceptable in terms of design, impact on the conservation area and impact on amenity. The development is deemed consistent with the objectives and policies identified above. It is recommended planning permission be granted.

DISCLAIMER

Decision route to be decided by nominated members on Monday 2nd November 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Daniel Farshi
Carver Farshi
6 Elmshurst Crescent
London
N2 0LP
United Kingdom

Application Ref: **2015/4901/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

26 October 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat A
16 Adamson Road
London
NW3 3HR

DECISION

Proposal:

Construction of a terrace at upper ground floor level of rear elevation. Installation of French doors at upper ground level to replace window. Installation of window in side elevation at lower ground level to replace door. Replacement of existing single glazed windows with double glazed to match existing.

Drawing Nos: 1504_PL_001, 1504_PL_EX_100, 1504_PL_EX_200, 1504_PL_EX_300, 1504_PL_100, 1504_PL_200 A and 1504_PL_300 A.

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 policies 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:

1504_PL_001, 1504_PL_EX_100, 1504_PL_EX_200, 1504_PL_EX_300, 1504_PL_100, 1504_PL_200 A and 1504_PL_300 A.

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