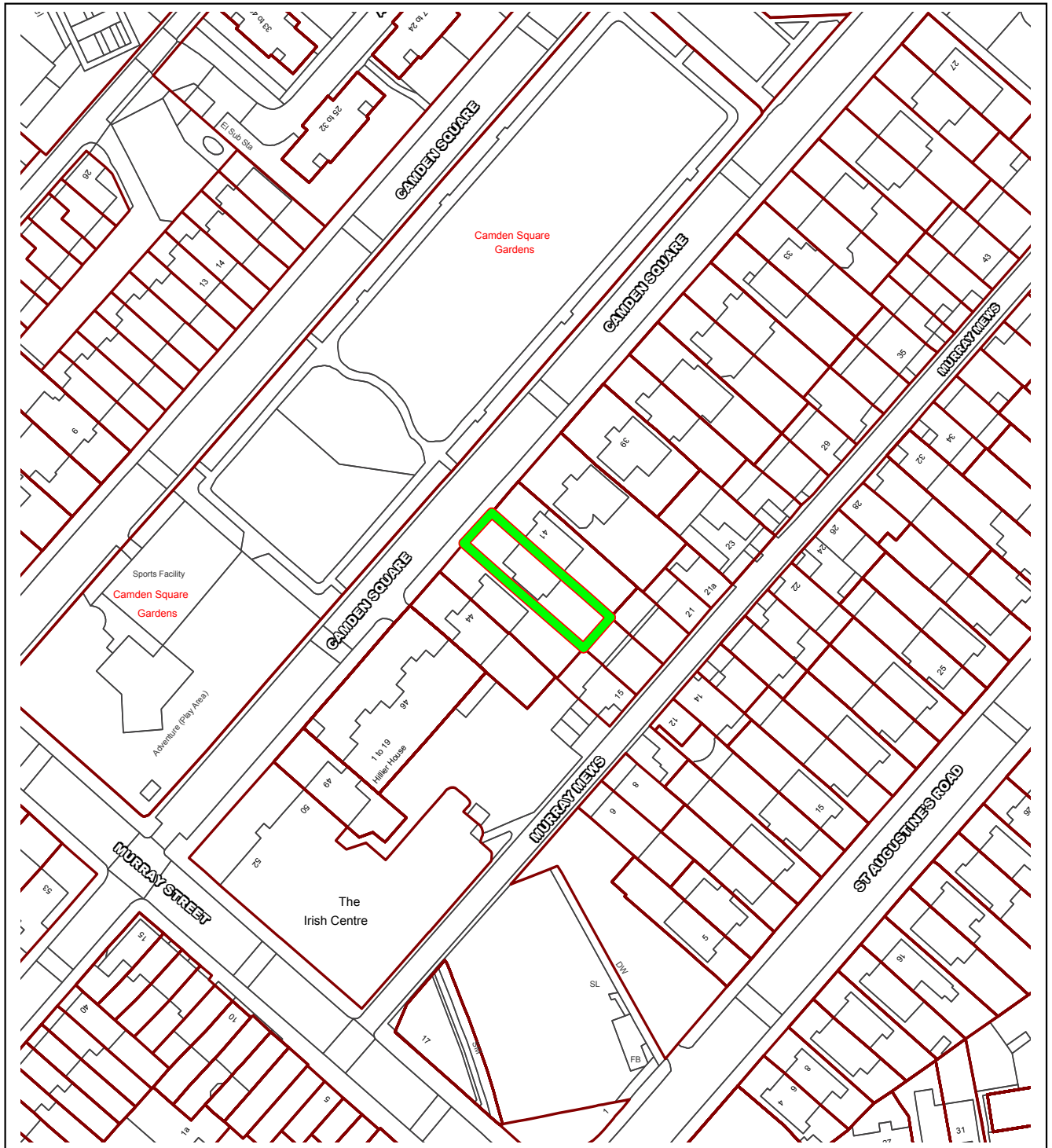


42 Camden Square - 2015/6094/P



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42 Camden Square - 2015/6094/P

1. Rear elevation of No.42



2. View of boundary with No.41 Camden Square



3. Rear elevation of No.43 Camden Square



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		30/12/2015	
		N/A		Consultation Expiry Date:		03/12/2015	
Officer				Application Number(s)			
Patrick Marfleet				2015/6094/P			
Application Address				Drawing Numbers			
42 Camden Square London NW1 9XA				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
External alterations including erection of a single storey rear extension at lower ground floor level with associated roof terrace.							
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	10	No. of responses No. electronic	01 01	No. of objections	01
Summary of consultation responses:		<p>Site notice: 06/11/2015 - 27/11/2015 Press notice: 12/11/2015 - 03/12/2015</p> <p>One objection was received from the neighbouring property at 19 Murray Mews:</p> <ol style="list-style-type: none"> The proposed extension would be built up to the shared boundary with 41 Camden Square causing noise and disturbance to its occupants. The proposed terrace area will cause an undue loss of privacy to the occupiers of 41 Camden Square. <p><i>Officer response:</i></p> <ol style="list-style-type: none"> Potential noise levels and disturbance caused by a proposed development do not form a material planning consideration. The hours of construction are restricted by condition and the development is not big enough to warrant a CMP. See paragraph 2.3.3 					

CAAC/Local groups comments:	<p>Camden Square CAAC: Objection.</p> <ol style="list-style-type: none"> 1. There is no section drawing included in the drawings submitted. 2. The proposed roof lights should not be allowed to open as this would disturb the line of the adjacent roofs in an inappropriate manner. 3. New roof terrace is closer to the neighbouring property at No.41 than the existing balcony and will lead to increased noise and light pollution 4. Two trees would be removed as a result of the extension. <p>Officer response:</p> <ol style="list-style-type: none"> 1. <i>Section drawings are not a validation requirement and are not required when assessing an application of this type.</i> 2. <i>The proposed roof lights do not have a significant impact on the appearance of the property or surrounding area and the council would not apply a condition requesting they remain shut at all times.</i> 3. <i>See paragraph 2.3.3.</i> 4. <i>The property has one protected tree within its curtilage which is located along the front boundary of the site. The proposal would result in the loss of some minor shrubbery to the rear of the site which is considered acceptable.</i>

Site Description

The application site is located on the northern side of Camden Square and relates to a 4 storey dwelling which forms a pair of large semi-detached properties. The property has previously been altered with the erection of of a small side extension which forms a raised entrance area to the site. To the rear of the site is a small single storey extension at lower ground floor level and balcony at upper ground floor level.

The property is located within the Camden Square Conservation Area. It is not a listed building but is identified as making a positive contribution to the character of the conservation area.

Relevant History

None relevant to this application.

Relevant policies

NPPF 2012

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

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)

CPG1 Design
CPG6 Amenity

Camden Square conservation area appraisal and management strategy 2011

Assessment

1.0 PROPOSAL

- 1.1 Planning permission is sought for the erection of a single storey rear extension at lower ground floor level with associated roof terrace. The installation of 3 new roof lights to the front, side and rear roof slopes (one to each roof slope) and alterations to the rear windows of the existing side extension at the site are also proposed. The proposed rear extension would have a flat roof and a height of 3m, a depth of 2.2m and a width of 8 metres whilst the proposed roof terrace would have a width of 6m and a depth of 1.5 metres.

2.0 ASSESSMENT

- 2.1 The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

2.2 Design and Conservation

- 2.2.1 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.

- 2.2.2 CPG1 design guidance recommends that 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.

- 2.2.3 The size, scale and design of the proposed single storey rear extension would represent a subordinate addition that would have an acceptable impact on the appearance of the 4 storey host building and would respect the character and setting of the surrounding conservation area. Although it would occupy the entire width of the property at lower ground floor level, the proposed development would have a depth of approximately 2.2m and a height of 3m, and is therefore considered to be proportionate in appearance.

2.3 Amenity of neighbouring residential occupants

Daylight / Sunlight / Outlook / Privacy

- 2.3.1 Policy DP26 states that the council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity in terms of; visual privacy, overshadowing and outlook, daylight levels and noise/vibration levels.
- 2.3.2 Whilst the proposed extension would project along the shared boundary line with 41 Camden Square, it would not add a great deal of bulk to the building and its height and depth is considered not to cause an undue loss of residential amenity to the neighbouring occupiers in terms of loss of light, outlook or privacy.
- 2.3.3 The widening of the existing upper ground floor roof terrace at the site from 4.9m to 6m is considered not to cause an undue loss of residential amenity to any neighbouring occupiers in terms of increased overlooking as it would share the same outlook as the existing balcony at the site.

3.0 Recommendation

- 3.1 Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th January 2016. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Tom Rutt
Tom Rutt Architecture
82 Harmood St
London
NW1 8DS

Application Ref: **2015/6094/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

5 January 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
42 Camden Square
London
NW1 9XA

DECISION

Proposal:
External alterations including erection of a single storey rear extension at lower ground floor level with associated roof terrace.

Drawing Nos: Location plan, block plan, EX 01, EX02, EX03, EX04, EX05, PP01, PP02, PP03, PP04, PP05, Design and Access Statement.

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 policy 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 Location plan, block plan, EX 01, EX02, EX03, EX04, EX05, PP01, PP02, PP03, PP04, PP05, Design and Access Statement.

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