

Delegated Report		Analysis sheet		Expiry Date:		02/07/2013	
		N/A / attached		Consultation Expiry Date:		13/06/2013	
Officer				Application Number(s)			
Neil Quinn				2013/2461/P			
Application Address				Drawing Numbers			
22 South Hill Park Gardens London NW3 2TG				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of rear extension to ground floor level including alteration to existing extension and alterations to first floor windows to rear elevation (Class C3).							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							

Consultations

<p>Adjoining Occupiers:</p>	<p>No. notified 22</p>	<p>No. of responses 01</p>	<p>No. of objections 01</p>	<p>No. electronic 00</p>	<p>01</p>
<p>Summary of consultation responses:</p>	<p>One letter of objection received raising the following issues:</p> <ul style="list-style-type: none"> - Impact of excavation on ground water drainage levels and impact on flooding to No.24 - planning authority should insist on the applicants submitting a hydrological survey and plans that will allow adequate drainage under the extension otherwise other adjoining properties will suffer adversely. <i>Officer comment: The proposal does not involve the excavation of a basement level under the footprint of the main building or garden, merely the building of a ground floor extension and some minor excavation works to create a new patio. Therefore it is not felt the submission of a hydrological report is required, and the works would not result in any structural works to neighbouring properties.</i> - Mature cherry tree will be cut down to make way for the extension and nothing has been mentioned about replacing the tree with another mature tree in the garden. The removal of such trees contributes to the excess rain and ground water and the nature of the conservation area (especially the mature gardens area) will be adversely affected. When we removed a decaying/dying Hawthorne we were required to replace it which we did. If the tree is to be cut down another mature tree must be replaced as a condition for planning consent. <i>Officer comment: A site visit has been undertaken and it has been confirmed that no mature or other trees would be removed as part of the application – some landscaping would be removed and the applicant has submitted a plan showing the positions of shrubs/landscaping within the garden. A tree to the rear of the site would be retained.</i> - Plans (especially to the first floor) suggest roof terrace, resulting in loss of privacy for neighbouring residents <i>Officer comment: Plans only relate to ground floor extensions and alterations to windows; other applications submitted for works at roof level therefore this element of objection is not applicable to this proposal. A condition is attached to ensure the flat roof is not used as an amenity terrace.</i> - The skylight window in the roof on the plans drawn bigger than the existing skylight, probably with the intention of trying to enlarge a proposed dormer on the side elevation of the property. This appears to be a dishonest attempt to manipulate the plans as no such dormer forms part of the application and the proposed drawings seeking to illustrate a dormer on the side elevation should be re-drawn to make it clear that the application does not extend to the roof <i>Officer comment: See above – comments relate to different application on same property.</i> 				
<p>CAAC comments:</p>	<p>South Hill Park CAAC - Inadequate information received regarding extent of excavation to rear garden – how much garden space to be retained? <i>Officer comment: The applicant has submitted a site plan showing that approximately 95sqm of rear garden would be retained as a result of the proposal; this represents approximately 75% of the existing area. Therefore the extent of excavation/construction is not considered out of proportion to the overall plot.</i></p>				

Site Description

The application site is a large four-storey building which forms a semi-detached pair with No. 20 to the south, located on the west side of South Hill Park Gardens. It is not listed, but is recognised as making a positive contribution to the South Hill Park Conservation Area. It is currently occupied as a single family dwelling.

Relevant History

Planning permission was **granted in Jan 1971** (9995/R1) for the erection of an external staircase.

There is no other relevant planning history relating to the property.

Relevant policies

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 2011

CPG1 (Design)
CPG6 (Amenity)

**South Hill Park Estate Conservation Area Appraisal
London Plan, 2011
NPPF, 2012**

Assessment

Proposal

Planning permission is sought for the erection of a single storey rear extension, 3.5m deep and extending the full-width of the property, and the replacement of an existing brick-built side and rear extension. The rear extension would be 3m high and would be rendered, with two sets of sliding doors to access a new patio.

In addition, the proposal involves the removal of windows on upper floors to the rear elevation, and the insertion of two new timber framed sash windows at first floor level.

Assessment

Design and Conservation

Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia '*preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...*'. The property lies within the South Hill Park Conservation Area, and any alterations/extension to these buildings should *preserve and enhance* the character and appearance of this conservation area.

The depth of the rear extension ensures it would be of an appropriate scale and would maintain a subservient appearance to the host building, with a significant amount of the rear garden left intact. Although the full width nature of the extension does not fully comply with relevant design policies, it is considered appropriate given the depth and width of the host building and plot as a whole, which ensures it would remain subordinate. The rear of the terrace of which the property forms a part is largely unaltered, but the high quality of design proposed ensures there would be no harm caused to the character of the semi-detached pair or wider terrace.

The proposed window alterations are also considered acceptable, improving the appearance of the rear elevation and re-introducing a more traditional style and pattern to the rear fenestration.

Residential amenity

The Council has a duty to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause material harm to amenity in accordance with Policy DP26.

The proposed extension, at 3.5m deep, despite being full width and 3m high on the boundary, would not cause any material loss of amenity to neighbouring occupiers by way of loss of daylight / sunlight, or increased sense of enclosure.

The extension would not raise any privacy issues, with the new doors inserted to the rear elevation not affording any significantly increased views to neighbouring properties given the existing high boundary screening. A condition is attached preventing the use of its roof as a terrace.

The new window arrangement at upper floors means views afforded into neighbouring properties would be reduced, and therefore despite their different positions, there would be no material loss of privacy to neighbouring properties.

Recommendation: Grant conditional planning permission