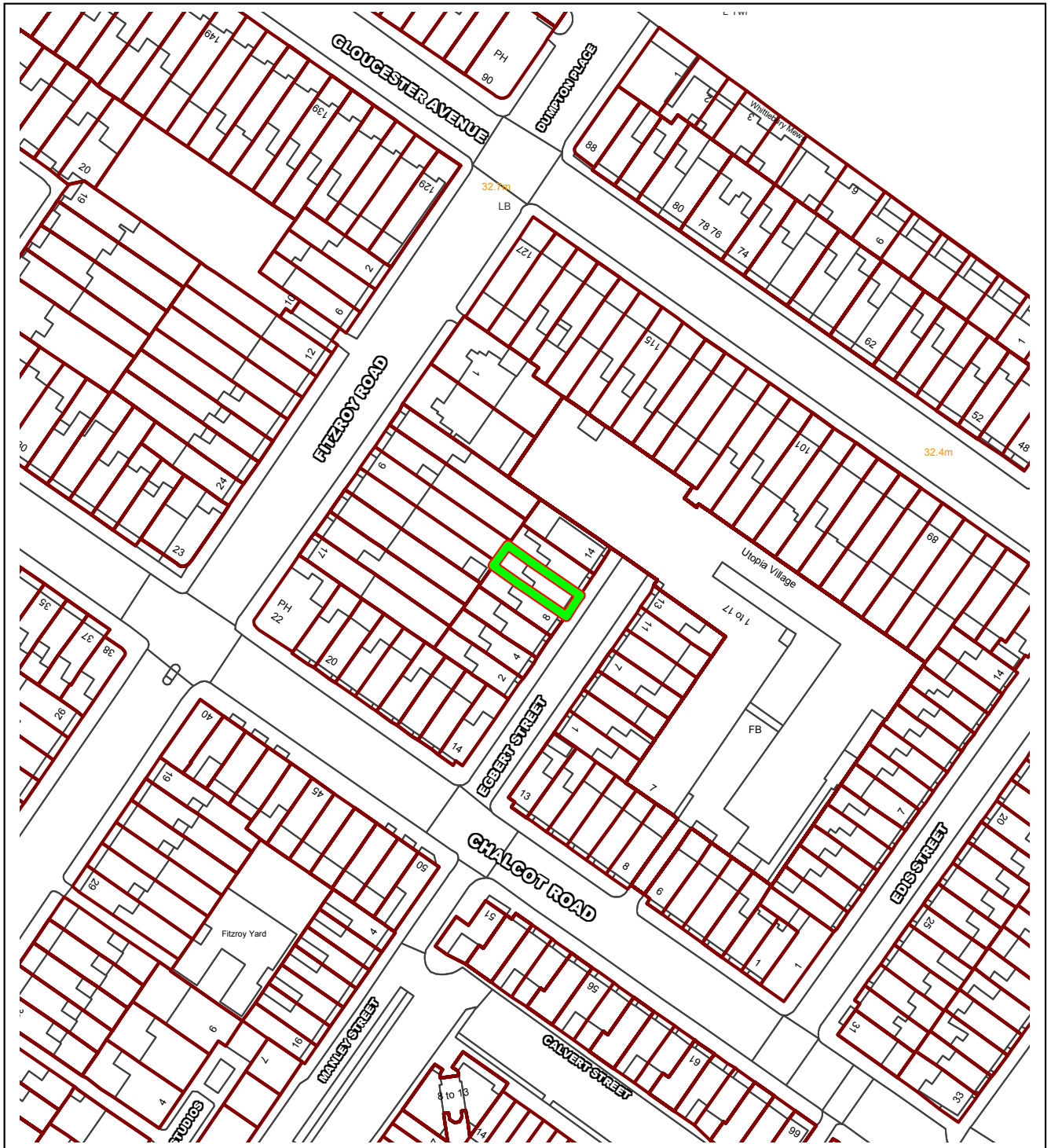


10 Egbert Street 2015/6968/P



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Photo 1: Front lightwell



Photo 2: Similar example of a timber door to neighbouring property



Photo 3: Rear elevation and existing dormer



Photo 4: view towards neighbouring property no. 12



Photo 5: Dark metal and glazed extensions to the rear of no.12 and 14



Photo 6: Existing rear elevation



Photo 7: Existing rear doors to be replaced



Photo 8: Proposed location of new roof terrace

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	08/02/2016
		N/A / attached		Consultation Expiry Date:	11/02/2016
Officer			Application Number(s)		
Laura Hazelton			2015/6968/P		
Application Address			Drawing Numbers		
10 Egbert Street London NW1 8LJ			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Demolition of existing rear dormer and erection of new dormer; partial demolition and reconstruction of rear extension with raised parapet and new Crittal doors at lower ground floor level; installation of timber French doors at rear upper ground floor level, installation of 1 x rooflight to lower ground floor roof and its use as a roof terrace with a glass balustrade to the rear; and installation of new timber door to front vaults.					
Recommendation(s):		Granted planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed at the site between 20/01/2016 and 10/02/2016 and the application was advertised in the local press on 21/02/2016 (expiring 11/02/2016).</p> <p>No objections were received from neighbouring residents.</p>					
CAAC/Local groups* comments: *Please Specify	<p>The Primrose Hill Conservation Area Advisory Committee (CAAC) objected and provided the following comments:</p> <ul style="list-style-type: none"> - Welcome the reinstatement of the butterfly parapet at the rear and have no objection to the enlarged rear dormer. - Object to the enlargement of the opening to the rear ground floor. The rear elevation retains the original pattern of openings, in both alignment and width, and this should be retained. We would not object in principle to the replacement of the existing window with a door in the existing opening, maintaining its width. - Object to the disproportionate opening at lower ground floor, and the 'crude' soldier course to the enlarged opening. - Do not object in principle to the re-glazing of the existing openings at this level. <p>Officer response</p> <ul style="list-style-type: none"> - After preliminary investigations it was discovered that the rear elevation had been built up to the rear parapet and it would therefore not be possible to re-instate the original butterfly parapet. This element was therefore removed from the proposal and will be un-altered. - The original proposal was revised at the officer's request to reduce the width of the proposed door at upper ground floor level so that it would fit into the existing window aperture. - A number of properties along the surrounding terrace have received planning permission for modern extensions and alterations to the rear elevation (see photos). The proposed enlarged opening at lower ground floor level is not considered harmful to the character and appearance of the host property or the surrounding terrace. 					

Site Description

The application site is a four storey Victorian mid-terrace property plus semi-basement level. The property is located on the west side of Egbert Road within the Primrose Hill Conservation Area.

The property is a single-family house and although it is not listed, it is identified as making a positive contribution to the appearance and character of the conservation area within the Primrose Hill Conservation Area Statement (2000).

Relevant History

8701073 - Erection of a roof extension. Granted 29/07/1987.

2013/5695/P - Replacement and alterations to existing mansard roof including the addition of 1x dormer window to rear and alteration to the rear elevation to create glazed sliding doors at basement level (Class C3). Granted 07/11/2013.

2014/0031/P - Erection of glazed rear extension at lower ground floor level. Refused 03/03/2014.

Relevant policies

National Planning Policy Framework 2012

London Plan 2015, consolidated with amendments since 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Supplementary Planning Guidance

CPG1 (Design) 2015

CPG (Amenity) 2011

Primrose Hill Conservation Area Statement (2000)

Assessment

1.0 Proposal:

1.1 Planning permission is sought for the following:

- Demolition of existing rear dormer measuring 1.6m high, 1m wide, and erection of a new rear dormer measuring 1.6m high and 2.3m wide. The dormer would be set down 200mm from the roof ridge and 1m from the party wall.
- Partial demolition of the existing part-single storey/ part-two storey rear extension, and reconstruction of new rear extension with raised parapet at first floor level.
- Replacement of existing French doors and side lights and kitchen window at lower ground floor level with new Crittal doors.
- Lowering of the existing window sill at rear upper ground floor level and installation of new timber French doors within the existing aperture.
- Installation of 1 x rooflight to lower ground floor roof, fitted flush with the roof and measuring 2m x 1.5m.
- Use of the lower ground floor roof as a terrace and the installation of a glass balustrade measuring 1.1m high to enclose the proposed roof terrace area.
- Installation of new timber door to front vaults at basement level.

1.2 Revisions

1.3 The following amendments were made to the original proposal:

- The proposed door at rear upper ground floor level was reduced in width so that it would fit into the existing window aperture and respect the original fenestration pattern of the rear elevation.
- The proposal included the reinstatement of the original rear butterfly parapet. However, it was discovered that the rear building line had been built up to the gutter level following the approval of previous planning permission for a roof extension (reference 8701073) and it would not be possible to reinstate the original parapet. This was therefore removed from the proposal. Although the Council would welcome the reinstatement of original features, as the rear elevation will not be changed from the current arrangement, it is not considered to result in further harm to the character of the host building or surrounding conservation area.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact of the proposal on the character of the property and the wider Primrose Hill Conservation Area); and
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 Design and impact on conservation area

3.1 Rear dormer

3.2 The proposed dormer would measure 1.6m high, 2.3m wide and approximately 1.7m deep. It would be set in 1m from the boundary with no.8, 2m from the boundary with no.12 and set down 200mm from the roof ridge. It would be located in the same position on the roofslope as the existing dormer, but increased in width by 1.3m.

3.3 The distance between the dormer and roof ridge would be slightly below the recommendations made in Camden's Planning Guidance (CPG1 – Design) which states that usually a 500mm gap is required between the dormer and ridge to avoid the dormer projecting into the roofline when viewed from a distance. Although the proposed dormer would fall short of this recommended distance, it would be the same as the current arrangement and is therefore not considered to cause any additional harm to the character and appearance of the host property.

3.4 Furthermore, the surrounding terrace is characterised by similar dormers. For example, neighbouring property no.12 benefits from a rear dormer (approved 03/11/2014 under reference 2014/5248/P) which has been set down from the roof ridge by 200mm.

3.5 The dormer would be constructed with matching slate and timber windows which would match the appearance of the host building and ensure it was a complementary addition. The replacement dormer is therefore not considered to cause harm to the character and appearance of the original building, the surrounding terrace or wider Primrose Hill Conservation Area.

3.6 Reconstruction of the rear extension

3.7 The existing part single storey/part two storey rear elevation would be partially demolished and replaced with a new extension of similar dimensions. The existing basement extension is full width. The upper ground floor extension adjacent to the boundary with no.12 would see a slight increase in height of 40cm and the construction of a raised parapet. The extension would be similar in size and the same footprint as the existing extension, and would be smaller than many extensions to the rear of surrounding properties which benefit from full-width two storey rear extensions.

3.8 The extension would be constructed in matching reclaimed London stock brick which would match the existing property and new black metal Crittal French doors would be installed to the rear ground floor. They are considered a sympathetic addition to the host building and would match the rear elevation treatment at nos.12 and 14 which also feature dark grey metal and large glazed windows.

3.9 Roof terrace and balustrade

3.10 The replacement of the existing upper ground floor window with a new door is considered acceptable. It would be fitted into the existing aperture and constructed in timber which would ensure it respected the existing fenestration pattern and match the existing doors and windows.

3.11 The new rooflight would be fitted flush with the ground floor roof which would ensure it would not be visible from ground floor level and the proposed glazed balustrade would be complementary to the rear elevations of surrounding properties which are characterised by large glazed windows.

3.12 Installation of new timber door to the front vaults

3.13 The new door would enclose the understairs space and one of the front vaults at lower ground floor level. The timber door would be simple in appearance, would not be highly visible from street level and would match similar developments carried out at surrounding properties on the terrace. The development would be a minor alteration that would not harm the character and appearance of the host property or wider street scene.

4.0 Amenity

4.1 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.

4.2 As the proposed dormer would be replacing an existing dormer window in the same location, it is not considered to cause additional harm to neighbouring amenity in terms of a loss of light, outlook or privacy.

4.3 Although the first floor rear extension would increase in height slightly, it would not extend above the existing raised party wall between the two properties. The extension is therefore not considered to impact the neighbouring property in terms of a loss of outlook or daylight.

4.4 The proposed roof terrace would be located along the boundary wall adjacent with no. 8. However, this property already benefits from a two storey full width rear extension which would prevent overlooking from the terrace into the neighbouring garden. Although there is a small window to the side elevation of no.8, it is located at a low level, obscure-glazed and louvred, and it is therefore not considered that the privacy of neighbouring occupants would be harmed.

5.0 Conclusion

5.1 Grant planning permission subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 15th February 2016. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Michael Ergatoudis
Emma Kirby Design
The Coach House Studio Home Farm
Grafton
Bampton
Oxfordshire
OX18 2RY

Application Ref: **2015/6968/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

8 February 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Egbert Street
London
NW1 8LJ

DECISION

Proposal:

Demolition of existing rear dormer and erection of new dormer; partial demolition and reconstruction of rear extension with raised parapet and new Crittal doors at lower ground floor level; installation of timber French doors at rear upper ground floor level, installation of 1 x rooflight to lower ground floor roof and its use as a roof terrace with a glass balustrade to the rear; and installation of new timber door to front vaults.

Drawing Nos: 10EGBERTSTREETPROEXT1 REVI;
10EGBERTSTREETPROPF(REVG); 10EGBERTSTREETPROEXT1;
10EGBERTSTREETEX1; 10EGBERTSTREETSP1; 10EGBERTSTREETSITEPLAN.

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.

Director of Culture & Environment



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: 10EGBERTSTREETPROEXT1 REVI;
10EGBERTSTREETPROPF(REVG); 10EGBERTSTREETPROEXT1;
10EGBERTSTREETEX1; 10EGBERTSTREETSP1;
10EGBERTSTREETSITEPLAN.

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