

Delegated Report		Analysis sheet	Expiry Date:	21/07/2015
		N/A / attached	Consultation Expiry Date:	25/06/2015
Officer			Application Number(s)	
Shane O'Donnell			2015/2602/P	
Application Address			Drawing Numbers	
Flat 2 22 Lymington Road London NW6 1HY			002/2, 002/1 REV A, 002/3 REV A, 002/4 REV A, 002/5 REV A, 002/6 REV A, 002/7 REV A, 002/8 REV A, Design and Access Statement.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey rear extension to the basement flat with associated alterations.				
Recommendation(s):		Refuse Planning Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	18	No. of responses	03	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	<p>The owner/occupier of flat 3 of No. 22 and 24b of Lymington Road have objected to the application on the following grounds:</p> <ul style="list-style-type: none"> -The proposed extension would negatively impact on the outlook of neighbouring dwellings and create light spillage that would affect neighbouring dwellings. <i>(Response: Please see Section 4.1 to 4.5 below)</i> -Concerns over the impact of subsidence of the proposed extension <i>(Response: This would be a matter for building control regulations)</i> -The proposed extension would not be in keeping with the surrounding row of houses or the surrounding conservation area. <i>(Response: Please see Section 4.1 to 4.5 below)</i> -The proposed extension would be higher than the existing boundary fencing <i>(Response: Please see Section 4.1 to 4.5 below)</i> -Impact on the light of neighbouring residents <i>(Response: Please see Section 4.1 to 4.5 below)</i> <p>The proposed extension would impact upon a shared boundary <i>(Response: beyond concerns outlined below in Section 4.1 to 4.5 , this would be a civil matter among parties)</i></p>					
West End Green CAAC	No comment					

Site Description

The application dwelling is 3 storey semi-detached red brick house which is part of a row of Edwardian houses along Lymington Road that has been subdivided into 6 self-contained units. The proposal relates to the ground floor unit flat 2. No. 22 is not listed but is specified as a positive contributor within the West End Green Conservation Area.

Relevant History

Application Site:

CTP/G5/3/A/32568- Revision to planning permission dated 9th December 1980 (register no. 30832 (R2)) for the formation of six self-contained flats to include a first floor balcony at rear.

Approved 17/08/1981

CTP/G5/3/A/30832/R2- Change of use including works of conversion to create 6 self-contained flats, the erection of rear extensions at ground and basement levels and the formation of a rear roof terrace.

Approved 09/12/1980

Surrounding Development

No. 16 Lymington Road- 2003/3257/P- The erection of a single storey rear extension with integral roof lights to the ground floor flat.

Approved 21/11/2003

No. 24 Lymington Road- CTP/G5/3/A/29587/R- Change of use including works of conversion to provide six self-contained flats and the erection of a roof terrace and patio at the rear.

Approved 05/02/1980

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2015 Consolidated with Alterations Since 2011

Camden LDF Core Strategy 2010

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS9 – Achieving a successful Central London

CS14 – Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP24 - Securing High Quality Design

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 – Design (July 2015)

CPG 6 – Amenity (September 2011)

West End Green Conservation Area Appraisal and Management Strategy (February 2011)

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of a single storey rear extension, the replacement of two side windows with UPVC windows and the installation of a higher level UPVC window at lower ground floor level.

1.2 The proposed rear extension would extend to a depth of 3 metres, with a flat roofed height of 3 metres, and would be the full width of host dwelling at 8.4 metres.

2.0 Considerations:

The principal considerations material to the determination of this application are summarised as follows:

- Design and Impact on the Conservation Area
- Neighbouring amenity.
- Other Issues.

3.0 Design and Impact on the Conservation Area

3.1 Council LDF Policy DP24 states that the Council should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

3.2 CPG1 Design Guidance recommends that rear extensions should be...secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing, CPG1 Design also recommends that rear extensions should respect and preserve the original design and proportions of the building, including its architectural period and style.

3.3. The West End Green Conservation Area Appraisal and Management Strategy states that development must preserve or enhance the character or appearance of the West End Green Conservation Area.

3.4 The application building has already been extended under planning approval CTP/G5/3/A/32568 to a lower ground floor depth of 4 metres beyond the rear wall of the main building. This existing extension is the full width of the main building and roughly matches the depth of the rear extension of the adjoining property at No. 24 Lymington Road. There is a pattern of development along the rear of buildings of ground floor extensions along Lymington Road however full width rear extensions are not common in the surrounding row of houses. The proposed extension combined with the existing rear extension would result in a full width lower ground floor extension extending to a depth of 7.5 metres beyond the rear wall of the main house, a depth comparable to the depth of the original building. Due to the combination of the existing rear extension on site and the proposed rear extension, it is considered that the resulting built form would not be subordinate or respect the scale and proportions of the main building in accordance with CPG 1. The proposal would also undermine the existing symmetry of the rear elevations of the host building and its attached neighbour.

3.4 The proposal is not in keeping with the scale and form of rear extensions along this section of Lymington Road which are typified by modest infill and part width single storey extensions of a much shallower depth which preserve the overall composition of their host's rear elevations and maintain the symmetry between the semi-detached pairs. Due to the resulting harm to the rear elevation caused by the full width and excessive depth of the proposal, it is not considered to preserve or enhance the character or appearance of the West End Green Conservation Area.

3.5 According to CPG 3 Sustainability 'The use of PVCu windows is not considered to be acceptable in historic buildings, conservation areas and listed building as this material detracts from their historic significance and the architectural qualities of the historic buildings and places'. The proposals would include the replacement of two timber sash windows on the side elevation with PPC aluminium casement windows and the installation of a high

level PPC aluminium cased side windows at lower ground floor level. While the installation of a higher window in the existing extension might be acceptable, the replacement of the existing sash windows with PPC aluminium cased windows would be contrary to the detailing and historic character of the host building and contrary to the surrounding character of the West End Green Conservation Area, harming the character and appearance of the host building and the conservation area.

3.6 CPG 1 Design states that rear extensions should allow for a reasonable sized garden. The proposed extension combined with previous extensions would result in an additional built form of approximately 53.7m² which is less than half area of the original garden area. It is considered that the proposed extension would result in a reasonable sized garden.

4.0 Neighbouring Amenity

4.1 Council LDF Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of the development is fully considered. 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

4.2. CPG1 Design Guidance states that rear extension should not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure.

4.3. The proposed rear extension would abut the shared boundary with No. 24 Lymington Road to a depth of 3 metres and project an additional 3.3 metres past what is currently the shared rear building line. There is an existing boundary fence between the properties that for the first metre is approximately 1.6 metres in height rising with the natural garden level to approximately 2.5 metres as that distance from the rear wall increases. This creates a gap in the fence boundary at the section closest to the adjoining rear walls which would be infilled by the proposed rear extension creating an additional impact along the shared boundary. No. 24 has a rear window close to the shared boundary which would be impacted upon by the proposed extension but there are 3 other large windows to the rear of No. 24 further separated from the proposed extension ensuring adequate access to sunlight daylight and outlook from this room. The proposed extension would break a 45 degree line from the centre of the rear window closest the proposed window. However there is a collection of 3 other rear windows serving the kitchen/living room area of the ground floor flat of No. 24. The proposed extension would not break a 45 degree line from the centre of these windows and there would not be a built form on the other side of No. 24's extension that would create sense of enclosure for the rear windows of No.24. Hence sufficient outlook and daylight would be preserved into the kitchen/living room area of the ground floor flat of No. 24. On balance, given the proposed depth and height of rear extension and the existing boundary screening, it is considered the impact of the proposed rear extension would not have a detrimental impact on the light and outlook of neighbouring occupiers within No. 24 Lymington Road.

4.4. The rear wall of No. 20 is set back in relation to the existing rear wall of no 24 by approximately 2.1 metres. The proposal will project a further 3 metres beyond No. 20 Lymington Road however is separated from the application building by a distance of approximately 2.2 metres and due to ground level differences is approximately 1.3 metres higher than the subject site. The proposed extension would therefore project 5.1 meters past the rear wall of no 20 on the boundary, but due to ground level differences would only measure 1.7 metres in height when viewed from the neighbouring side. Given the distance of separation between the houses and the changes in level between the two sites, it is considered that the proposed rear extension would not have a detrimental impact on the light and outlook of neighbouring occupiers within No. 20. Lymington Road.

4.5 The proposed extension would increase the built form at lower ground floor level, but given the change in ground level, the existing built form, and the single storey nature of the proposed extension, it is therefore considered that the proposed extension would not have an adverse impact on the light or outlook of adjoining neighbours.

5.0 Other Issues

5.1 At the time of writing this report, there are no significant trees close to the proposed extension that require further consideration.

6.0 Conclusion

The proposed rear extension would, on balance, have an acceptable impact on the amenities of neighbouring dwellings however it would be an extension upon an extension at full width and would result in a built form that is not subordinate to the scale and form of the main dwellinghouse which along with the proposed replacement use of PPC aluminium cased windows would harm the character of the West End Green Conservation Area

7.0 Recommendation

7.1 Refuse