

Site Plan & Photos 149 Gloucester Avenue

Ref 2015/6386/P



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.

Rear elevation



Adjacent dwelling No 147



View from existing Balcony @First Floor



View from site looking the South-East



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	08/01/2015
		N/A		Consultation Expiry Date:	29/01/2016
Officer			Application Number(s)		
James Clark			2015/6386/P		
Application Address			Drawing Numbers		
149 Gloucester Avenue London NW1 8LA			See Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Demolition of the upper ground floor infill conservatory, erection of a lower and upper ground floor rear extension, extended first floor roof terrace and alterations to the rear fenestration.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	7	No. of responses	4	No. of objections	4
			No. Electronic	4		
Summary of consultation responses:	A site notice was displayed on 08/01/2016 & a press notice was advertised in the Ham & High 07/01/2016 (expiry 28/01/2016)					
	<u>The Initial proposed plans received 4 objections from neighbouring properties</u>					
	153 Gloucester Avenue					
	I object unequivocally to the proposed planning application to the rear extension and balcony. It will have severe implications to the light and character of the houses. The light is of grave importance to us. It will also have implications on overlooking into the neighbours properties					
	147 Gloucester Avenue					
	<ul style="list-style-type: none">- Extension would compromise our privacy and security.- Overlooking from the terrace into our living room- Reduced light to neighbouring property no 151					
	151 Gloucester Avenue					
	<ul style="list-style-type: none">- The newly planned wall, adjacent the kitchen/access to the garden, would reduce outlook and light.- The extended rear terrace would furthermore completely overlook our garden and take away the last bit of privacy that is currently still present.- The extension at no 147 (granted in 2010 we believe) cannot be a valid precedent and, as far as we know, also has been done within the existing walls.					
	1 Saddlescombe Way, N12 7LS					
	<ul style="list-style-type: none">- The depth of the rear extension would block light- The extended terrace would overlook the garden and reduce privacy.- Security would be negatively impacted as the extension would make it easier to break in.					
	Amendments have been subsequently agreed with the applicant to overcome elements of the proposed development that were not in accordance Development Plan or Core strategy policies. Please see para 1.2 for full details of amendments. The above concerns have been addressed within section 3 (neighbouring amenity) of the report.					

**Primrose Hill
Conservation Area
Advisory Committee
(CAAC)**

The **Primrose Hill CAAC** were formally consulted on this application. The CAAC lodged a strong objections on the following grounds

- The proposals would be significantly harmful to the character and appearance of the conservation area: in terms of their scale, mass, and bulk conflicting with policy PH27 of the Primrose Hill conservation area statement which requires that extensions 'should be in harmony with the original form and character of the house and historic pattern of extensions within the terrace ...'.
- The rear additions, by reason of their bulk, scale and extent, would harm the senses of space and enclosure in this part of the conservation area.
- They would also lead to overlooking of habitable rooms in adjoining properties.
- The extension at no 147 (consent granted 2010) is not a valid precedent.

Officer Comment:

All application sites are assessed and judged on their respective merits but it is also recognised that approved changes in the design of neighbouring properties that impact the character of the location would be taken into account when determining applications of a similar nature.

The changes to the character and rear elevation of the building would affect the lower and upper ground floor and not the more prominent upper floors. The impact to the character in terms of the mass and design is covered in para's 2.1-2.6. The impact upon the light received by neighbouring rear properties is assessed in para 3.4. The amenity concern regarding privacy concerns as a result of overlooking from rear proposed terraces are assessed in para 3.1, 3.2 and 3.3.

The mass and bulk of the original plans have been reduced in scale and the proposed upper ground floor extension set back providing a semblance of a closet wing that reflects the heritage of the location. The sense of enclosure as a result of the extension is therefore reduced to an acceptable level.

Site Description

The application site is a five storey mid-terrace dwelling located on the south western side of Gloucester Avenue. The site is within the Primrose Hill Conservation Area and forms part of a uniform group of terraces at the front and is classified as providing a positive contribution to the conservation area within the Primrose Hill Conservation Area Statement. The site and surrounding properties have relatively narrow and short gardens with No's 137 – 149 (application site) backing on to an old industrial building with no rear windows. The site is in close proximity to a listed building at 20 Chalcot Square but does not share a boundary apart from a small corner point.

Relevant History

149 Gloucester Avenue (Application site)

Ref 2014/5456/P – Certificate of lawfulness to establish the use as a single family dwelling, Granted December 2014.

Ref 2006/3436/P - Additions and alterations to existing dwelling house including infill extension at basement level, enlarge existing balcony at ground floor level and partially enclose with glazing and erection of external stairs between ground floor and basement level, Granted September 2009.

Ref 25069 - Change of use and works of conversion, including the provision of a spiral staircase at the back of the rear extension, to provide three self- contained maisonettes, Granted November 1977.

147 Gloucester Avenue

Ref 2010/0111/P- Conversion of 2 self-contained dwellings into a single family dwelling house and additions and alterations to include the erection of extensions at basement and ground levels and the enlargement of roof terraces at rear ground and first floor levels, Granted February 2010.

151 Gloucester Avenue

Ref PE9900431 – Replacement of the existing rear, lower ground floor extension; the formation of a roof terrace at upper ground floor level including the formation of a new door. (as shown on drawing nos. 9913/10, 11, 12, 100, 300 & 9611/ 200) Granted August 1999.

Relevant policies

National Planning Policy Framework (2012)

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

CS1 Distribution of Growth

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 Heritage)

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

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

Primrose Hill Conservation Area Statement (adopted 2000)

Assessment

1. Proposal:

1.1 Original Proposal

- A single storey lower ground floor rear extension, 1 metre in depth with a terrace above.
- Demolition of the existing infill conservatory and replacement with an extension to a depth of 4.4m with a terrace above on the first floor.
- A stair case leading from the proposed upper ground floor terrace to the garden
- Rear fenestration alterations.

1.2 Amended proposal

- The roof terrace above the proposed lower ground floor rear extension is removed and replaced with a sedum Green roof. The existing spiral staircase is to be retained and the area leading from the rear French doors at ground floor level to the spiral staircase is to be conditioned preventing use as a terrace.
- The proposed upper ground floor infill replacement is reduced in depth by 0.8m from 4.4m to 3.6m 1m resulting in no flank projection beyond the rear elevation of no 151 Gloucester Avenue.
- The extended upper ground floor rear terrace is removed and retained at the existing terrace size with a balustrade to prevent use.
- The first floor roof terrace is reduced in depth by 0.8m as per the reduced upper ground floor infill below.

The amended plans satisfy Council concerns but the core elements of the proposal development have not been significantly altered.

2. Design & Impact on the Conservation area:

2.1 The proposed lower and upper ground floor rear extensions would add a modest 1m depth to the respective sections on the rear elevation. The demolition of the existing lower ground floor infill and first floor conservatory infill (approved under Ref 2006/3436/P) would not remove any heritage value or a built form that is of value to the host property.

2.2 Design Guidance in para 4.10 of the CPG1 expects rear extensions to be secondary to the building being extended in terms of scale, form and proportions. The extension should respect and preserve existing architectural features, allow for the retention of a reasonably sized garden and not cause a loss of amenity to adjacent properties.

2.3 The Primrose Hill Conservation Area Statement para PH25 and PH26 states that “extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances”.

2.4 The proposed rear extension and alterations would rationalise the rear elevation and form a single contemporary design that on balance would enhance the existing unstructured rear elevation that appears in a poor state and is of limited heritage value to the host property. The amended plans result in the first floor rear infill extension being set back by 1.25m from the rear elevation of the original closet wing, maintaining the character of the host building and historic built pattern as per policy guidance in sections 2.2 and 2.3 above.

2.5 The rear elevations along Gloucester Avenue are characterised by closet wing extensions that

have witnessed partial infill at lower ground floor level. The adjacent site at no 147 was granted planning permission for a substantial rear infill extension that has added significant mass to the rear of the property. The extension at No 147 (Ref 2010/01111/P) represents a significant departure from the prevailing character of the location and has arguably damaged the conservation area. No 145 Gloucester Road has built a ground floor infill and has an extended closet wing that projects to a depth of approximately 2m beyond the application site. The proposed extensions and alterations would be similar to that at No 147 but in light of the amendments made and higher quality design (such as stone parapet coping) it is considered to be of superior quality than the extension at No 147. The additional mass on the rear extension would be mitigated to an extent by the three storey rear closet wing on No 151 and overall the contemporary design, modest depth of the proposal and local context are considered to make the proposed extension acceptable.

2.6 The use of matt black anodized materials for the proposed French doors represents a modest departure from the timber on the rear doors of the closet wing. Design guidance in CPG1 generally expects the existing materials to be maintained, however only the rear French doors have timber frames with a mix of materials on the rest of the rear elevation. The enlarging of the first floor rear French doors to provide access is considered acceptable on account of the use of a window design that matches the windows on the upper floors and uses timber door frames. The use of more contemporary material for the window frames on the lower and upper ground floors is not considered to be detrimental to the preservation of the conservation area or the host dwelling.

3. Neighbouring Amenity:

3.1 The amendments to the original plans have removed the proposed extended upper ground floor terrace and would retain the existing terrace in its present position, resulting in no change to the existing privacy conditions to neighbouring occupiers private amenity space.

3.2 The reduced depth of the proposed upper ground floor infill by 800mm would subsequently reduce the depth of the first floor terrace above resulting in a reduced angle of overlooking and views to neighbouring gardens and rear windows. The increase in size of the terrace would provide greater overlooking in to the rear garden of the adjacent property no 151. Despite this the cumulative amenity impact to the privacy of neighbouring dwellings would not be increased by an unreasonable level beyond the existing conditions on the site. Furthermore the increased terrace area would have a roof light in the middle of the floor area restricting the use of the space and the principal seating area would be maintained on the existing roof terrace.

3.3 A condition would be added to any planning approval to restrict the use of the flat roof area over the lower ground floor extension (labelled as sedum green roof), including the section immediately to the rear of the French doors, as a private amenity space.

3.4 The listed building no 20 Chalcot Square is approximately 18 metres from the proposed extended first floor roof terrace. Amenity guidance in CPG6 expects a minimum distance of 18m between habitable rooms of different units. The proposed extended terrace would provide a more direct angle of view to the rear garden and windows on 20 Chalcot Square but is not considered to result in unreasonable privacy impact.

3.5 The modest lower ground floor extension would project one metre in depth and would be flush with the adjacent dwelling No 147, which would be likely to result in no undue impacts to existing levels of light or outlook. The proposed upper ground floor infill would project approximately 1m in depth to be flush with the rear elevation of the adjacent dwelling No 151. The reduced depth of the infill extension following amendments would remove amenity concerns raised during consultation responses in terms of outlook and light. The terraces are south west facing and receive good levels of light during the day which would not be impacted on as a result of the proposed extension.

4. Summary:

The proposed rear and infill extension would be subordinate to the host property and although it is recognised the lower and upper ground floor extensions would be a contemporary design the mass

and scale of the closet wing would reflect the heritage of the location and retain elements of the historic character. The amended plans have removed elements of the proposed rear terraces that would harm neighbouring amenity in accordance with Camden guidance and Development Plan policies. It is therefore recommended that planning permission be granted subject to planning conditions.

Recommendation: Grant Conditional Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 21th March 2016. For further information please click [here](#)

Mr William Nickerson
William Nickerson Interior Design
9 Goldhawk Mews
London
W12 8PA

Application Ref: **2015/6386/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

10 March 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
149 Gloucester Avenue
London
NW1 8LA

DECISION

Proposal: Demolition of the upper ground floor conservatory, erection of a lower and upper ground floor rear extension, extension of an existing first floor roof terrace and alterations to the rear fenestration.

Drawing Nos: Design & Access Statement, Location Plan (GA 00A), Site Plan (GA 00B), Existing plans GA/001, GA/002, GA/002B, GA/003, GA/016, GA/017, GA/17B, GA/018, Proposed Plans GA/006 Rev E, GA/007 Rev G, GA/007B Rev C, GA/008 Rev G, Proposed elevations GA/019 Rev B, GA/019B Rev B, GA/020 Rev A, Demolition plans GA/011, GA/012 Rev B, GA/013 Rev A, GA/021 & GA/022

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 Design & Access Statement, Location Plan (GA 00A), Site Plan (GA 00B), Existing plans GA/001, GA/002, GA/002B, GA/003, GA/016, GA/017, GA/17B, GA/018, Proposed Plans GA/006 Rev E, GA/007 Rev G, GA/007B Rev C, GA/008 Rev G, Proposed elevations GA/019 Rev B, GA/019B Rev B, GA/020 Rev A, Demolition plans GA/011, GA/012 Rev B, GA/013 Rev A, GA/021 & GA/022

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 No part of the flat roof area over the lower ground floor extension (labelled as sedum green roof), including the section immediately to the rear of the French doors, shall be used as a roof terrace without the express consent of the planning authority, and any access out onto this area shall be for maintenance purposes only

Reason: In order to prevent detrimental overlooking and noise impacts on neighbouring premises in accordance with the requirement of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

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