

Delegated Report (Members Briefing)		Analysis sheet N/A	Expiry Date: 15/03/2016
			Consultation Expiry Date: 22/02/2016
Officer Tessa Craig		Application Number(s) 2016/0296/P	
Application Address 10 Berkley Grove London NW1 8XY		Drawing Numbers See decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s) Erection of single storey rear roof level extension with inward angled metal railings to enclose terrace. Replacement of existing fenestration, garage door and entrance door.			
Recommendation(s):	Grant Conditional Planning Permission		
Application Type:	Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed from 01/02/2016 and a press notice was advertised on the 28/01/2016.</p> <p>Nineteen neighbours were consulted by post and no responses were received.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Primrose Hill CAAC-</p> <p><i>The CAAC do not object to the roof extension itself but to the proposed railings. The house is very visible in long views from across Chalcot Square, and the railings would add to the sense of a house which is an intrusion into a complex set of townscape relationships. This would add to the visibility of what should be a subordinate element in the townscape, and harm the character and appearance of the conservation area. The CAAC advises that the railings should be set well behind the front and flank parapet and be as simple as possible. They agree that they should be plain railings, finished in a dark colour, and not glass or other reflective material.</i></p> <p>Officer comment: below. It is noted the application has been revised since the objection was received to remove the railings and raised roof terrace proposed and the CAAC objection has been subsequently withdrawn.</p>					

Site Description

This application relates to a four storey brick building located at the end of a terrace of Victorian buildings on the corner of Berkley Grove and Berkley Road. The host building is modern (built in the 1990s) and contains an existing roof level room and ground floor garage

The property is located within Sub Area 3 of the Primrose Hill Conservation Area. It is not a listed but is noted as making a positive contribution to the area.

Relevant History

9003384- The erection of a three storey dwelling house with carparking underneath and a London Electricity Board Sub-Station in the front area. Granted, 06/12/1990.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2015 consolidated with amendments since 2011

LDF Core Strategy and Development Policies 2010

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 and 2013

CPG1 (Design) 2015

CPG6 (Amenity) 2011

Primrose Hill Conservation Area Statement 2000

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for a roof level extension to create additional fourth floor habitable living. The extension would be an addition to an existing roof level room and the dimensions would be trapezoid shape due to the nature of the site which narrows at the rear. It would be 5.4m deep, 2.6m wide to the front, 1.3m wide to the rear and 2.5m high. The roof extension would include a lantern rooflight, be constructed in white render to match the existing property and have a long horizontal window facing east
- 1.2 Additionally the development includes replacement windows and changes to the garage and main entrance door at ground level. The garage door would be replaced with an industrial style glazed panelling and the front door would be replaced with a four pane glazed door. Both the garage and front door would be obscurely glazed.
- 1.3 The development has been revised since its original submission to remove the raised roof terrace and associated railings.

2.0 Assessment

- 2.1 The main considerations in relation to this proposal are the design and visual impact of the roof extension and the impact on neighbouring amenity.

Design

- 2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy DP24 stated that 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.

Roof Level Extension:

- 2.3 CPG1 Design guidance states alterations which are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form are likely to be acceptable. The Primrose Hill Conservation Area Statement acknowledges that roof level extensions can be harmful to the conservation area and that where roof extensions are acceptable, the type of extension likely to be acceptable depends upon the existing roof form and the predominant form of extension within a building group.
- 2.4 The roof level extension would match the materials of the existing roof level development. It would be an additional 3m in depth and the same height as the existing extension. Due to the height of the extension which would not exceed the height of the Victorian terraces that the property forms the end of, the addition is not considered harmful to the property, terrace or conservation area. The extension is setback from the front elevation and set down behind the rendered parapet, reducing the perceived massing of the extension and making it appear subservient from views within the surrounding area.

Amenity

- 2.8 CPG6 Amenity states that "development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- Living rooms;
- Bedrooms;
- Kitchens; and
- The part of a garden nearest to the house.”

2.9 The proposed roof extension would not cause overlooking or loss of light due to the height and location of the extension and that the nearest windows are over 30m away and across a road. The proposal is therefore considered acceptable in terms of amenity.

3.0 Recommendation

3.1 Grant conditional planning permission.