

Delegated Report		Analysis sheet		Expiry Date:		02/02/2016	
		N/A / attached		Consultation Expiry Date:		31/12/2015	
Officer				Application Number(s)			
Conor Healy				2015/6763/P			
Application Address				Drawing Numbers			
70 Clarence Way London NW1 8DG				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of first floor rear infill extension							
Recommendation(s):		Refuse permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		The owner/occupiers of No. 72 Clarence Way outlined concerns relating to the signing of a Party Wall Agreement which is a non-material consideration.					
Local group comments:		<u>Harmood Street, Hartland Road and Clarence Way Residents Association</u> - no response					

Site Description

No 70 Clarence Way is a brick mid-terrace single family dwelling on the North side of Clarence Way. The host property is within the Harmood Street Conservation area.

Relevant History

70 Clarence Way

- 23.9.93- Planning Permission (9300731R1) granted for the construction of a rear extension.

72 Clarence Way

- 20.12.07- Planning Permission granted for the Erection of a full width single storey and partial width two storey rear extension to the single dwellinghouse.

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

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

CPG1 Design (2015)

Chapter 2 - Design excellence

Chapter 3 - Heritage

Chapter 4 - Extensions, alterations and conservatories

CPG6 Amenity (2011)

Chapter 6 - Daylight and sunlight

Chapter 7 - Overlooking, privacy and outlook

Chapter 9 – Access for all

Assessment

1. Proposal:

1.1 The application is for a rear first floor infill extension between an existing 1st floor extension and an adjoining one of the neighbour at no.72. The proposed extension will have a depth of 4m approximately, with a width of 1.2m approximately across the rear elevation. The proposed infill extension will have a flat roof with a maximum approximate height of 2.8m.

2. Impact on the character and appearance of the host dwelling and Conservation Area:

- 2.1 The application site is within the Harmood Street Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 2.2 According to the Harmood Street Conservation Area statement, 'Clarence Way connects Harmood Street to Harland Road. The street bends sharply beneath the railway line, which forms the boundary to the conservation area. Views along the street therefore lead to the raised bridge of the railway line with the tower of Holy Trinity Church beyond. The two blocks of terraced houses on either date to before 1849 and are built from yellow stock brick with no ornamentation apart from the stepped parapet which conceals the party walls'.
- 2.3 The proposal is unacceptable in principle as it would result in the original host property being entirely obscured at its rear, which is a positive contributor to the surrounding conservation area. The host property has a previously approved extension at ground and part 1st floor in place (see history above) and it is recognised that this existing 1st floor extension does not strictly meet current design guidance as it is not 1 storey below eaves. The current proposal seeks to add further to the previous extension by infilling an existing side return, thus having the effect of increasing the mass, bulk and scale of the first floor rear extension across the whole rear elevation which is a mid-terrace property. Widening the first-floor component to full width will entirely obscure the rear of the original building, a positive contributor, making it impossible to read. Taken in conjunction with next door's extension, it would result in a three-bay slab of development at rear, which would greatly add to the bulk of the buildings as seen from the gardens, to the detriment of the character and appearance of the conservation area; this would set an unwelcome precedent for further infills if replicated along the terrace. The established character of this row of houses is that of two-storey half-width closet wings and this proposal would disrupt that pattern. While slightly inset, the end result would still be a full-width first-floor extension, which is considered harmful.
- 2.4 It is noted that permission was granted in 2007 for no.72 next door (see history above) for a partial width 1st floor extension, as it was considered that this would maintain the pattern of such extensions along the rear elevations. The officer report for this case stated that 'Seven of the ten houses within the terrace have had two storey extensions'. This approval was for a partial width extension, not a full width one.
- 2.5 The proposal will retain the original sash window on the rear elevation but this will be obscured due to the use of Zinc cladding on the rear and side elevation of the proposal. Although retaining the original sash window is considered positive, the use of zinc cladding removes the sightline of the original sash window and replaces it with what is essentially a metal box which further highlights the negative impact the proposal will have on the host property within the Conservation Area. Thus the scheme is also unacceptable in detailed design terms.
- 2.6 It is recognised the proposed infill will be set back from the rear elevation and set below the parapet of the host property and taken in isolation could be acceptable. However the overall impact of the existing rear extension and the addition of the proposed infill extension would lead to a large rear extension at first floor level which will add significant bulk and mass to the host property which is detrimental to the host property and surrounding Conservation Area.
- 2.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3. Impact on the amenities of the neighbouring properties:

3.1 Policy DP26 notes that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The infill will be between 2 existing rear wings and will not project above or beyond these wings. Thus it will not have any impact on amenities of the attached neighbouring property at No. 72 Clarence Way. Given the scale and siting of the proposal, it will not have any impact on the surrounding residential amenity.

Recommendation: Refuse planning permission.