

Delegated Report		Analysis sheet		Expiry Date:		06/06/2016	
		N/A / attached		Consultation Expiry Date:		15/06/2016	
Officer				Application Number(s)			
Kristina Smith				2016/2034/P			
Application Address				Drawing Numbers			
Flat D 158 Camden High Street London NW1 0NE				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey rear extension at third floor level on existing terrace							
Recommendation(s):		Refused					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	20	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses					
CAAC/Local groups* comments: <small>*Please Specify</small>		Camden Town CAAC objected on the following grounds: <ul style="list-style-type: none"> • Overdevelopment of site • Existing French window has been covered up • Another window cut in half by extension • Will overshadow properties either side 					

Site Description

The application site is situated on the east side of Camden High Street close to the junction with Kentish Town Road and Parkway. The property is a five storey mid-terrace building in commercial use at basement and ground floor level with residential above. The application refers to Flat D, a three storey maisonette at second, third and loft level.

The property is not listed but is located within Camden Town Conservation Area. The Camden Town Conservation Area Appraisal identifies the application site as a positive contributor.

Relevant History

2009/5084/P - Additions and alterations to include a two storey rear extension at first and second floor level, extension at roof level, conversion of existing maisonette and flat to create three self-contained flats (2x1bed and 1x2bed) at first and second floor level and one self-contained maisonette (1x3bed) at third and proposed fourth floor level (Use Class C3), rear terraces at first, third and roof level, new roof light on rear roof slope. **Granted (Subject to s106) 23/02/2010**

2007/5029/P – Change of use of the basement and ground floors from retail (Class A1) to restaurant/cafe (Class A3) including the installation of a new shop front and the erection of a ventilation flue on the rear elevation. **Withdrawn 28/03/2009.**

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework (2012)

Paragraphs 12, 14, 17, 56-66, 126-141.

London Plan 2016

Policies 3.4, 3.5, 7.4, 7.6 and 7.8

Local Development Framework

Core Strategy (2011)

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

Development Policies (2011)

DP2 – Making full use of Camden's capacity for housing

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG 1 – Design (2015) – Section 4

CPG 2 – Housing (2015) – Section 4

CPG 6 – Amenity (2011) – Section 6 & 7

Camden Town conservation area appraisal and management strategy (2007)

Assessment

1.0 Proposal

1.1 The applicant seeks planning permission for:

- Erection of single storey rear extension at third floor level on existing terrace

1.2 The main issues to consider in this case are as follows:

- Design and heritage;
- Impact on the amenity of adjoining occupiers;
- Standard of accommodation.

2.0 Design and Heritage

2.1 Policy DP24 (Securing high quality design) requires that all developments, including alterations and extensions to existing buildings, will be expected to consider:

- a) the character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed.

2.2 Policy DP25 also notes that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

2.3 With regards to rear extensions, CPG1 (Design) sets out a number of criteria that rear extensions should accord with. The relevant points include:

- It must be secondary to the host building in scale and proportion;
- Respect and preserve the architectural period and style;
- Respect and preserve the historic pattern of the surrounding area;
- Not cause a loss of amenity to adjacent properties;
- Allow for the retention of a reasonably sized garden (or amenity space).

2.4 The rear extension would be full width extension measuring 5.7m wide by 4.75m deep and 2.1m high. Full width extensions are generally resisted by CPG1 (Design) to ensure they are secondary to the host building. Furthermore, paragraph 4.13 of CPG1 (Design) strongly discourages rear extensions higher than one full storey below the eaves in order to keep them subordinate to the host building. The extension would be located at third floor level and would be located only half a storey below the eaves. It is therefore considered that the extension would appear as an excessively bulky addition that is out of character with the pattern of rear development along this terrace. Furthermore the extension comprises a bay window on its rear elevation which would appear at odds with the existing fenestration.

2.5 The extension would be located above an existing two storey rear extension (2009/5084/P) which was considered to be acceptable as it is sympathetic to the host building and in-keeping with existing development to the rear along the terrace, namely the two storey rear extensions at both adjoining properties. The cumulative impact of the proposed extension above the existing two storey extension at first and second floor level would overwhelm the host building and disrupt the balance of development to the rear elevation.

2.6 The extension would not be seen from the front elevation and as such would have no detrimental impact on the streetscene however it would have a negative impact on the rear elevation which is largely unaltered at this level and visible from multiple private views from rear windows and terraces on Greenland Place. This is particularly significant given its location in the Camden Town Conservation Area.

2.7 The rear extension would also harm the rear fenestration as the height of the extension would extend beyond the sill of the rear third floor window resulting in the window height being reduced, leaving a smaller window to enable light and ventilation to the existing bathroom.

3.0 Impact on the amenity of adjoining occupiers;

3.1 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. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."

3.2 Owing to the curve of the terrace a third floor level rear window of 160 Camden High Street would be angled towards the side wall of the extension which would have some impact on neighbouring outlook and daylight, however this is considered acceptable. The extension would have some impact on the daylight and outlook of the neighbour at no. 156 Camden High Street however as there is existing privacy screen the additional impact is considered acceptable. In terms of privacy, the bay window would be located sufficient distances from the edge of the proposed extension that no overlooking to neighbours would be possible.

4.0 Standard of accommodation

4.1 The proposed extension would provide the flat with an extra 29.13 sqm of floorspace for an additional bedroom with ensuite. The height of the extension is proposed to be 2.1m on the exterior and although no existing section drawings have been provided, it can be assumed this will be even less height internally. The internal headroom is therefore considered to be insufficient, especially for a habitable room.

5.0 Recommendation

5.1 Refuse planning permission