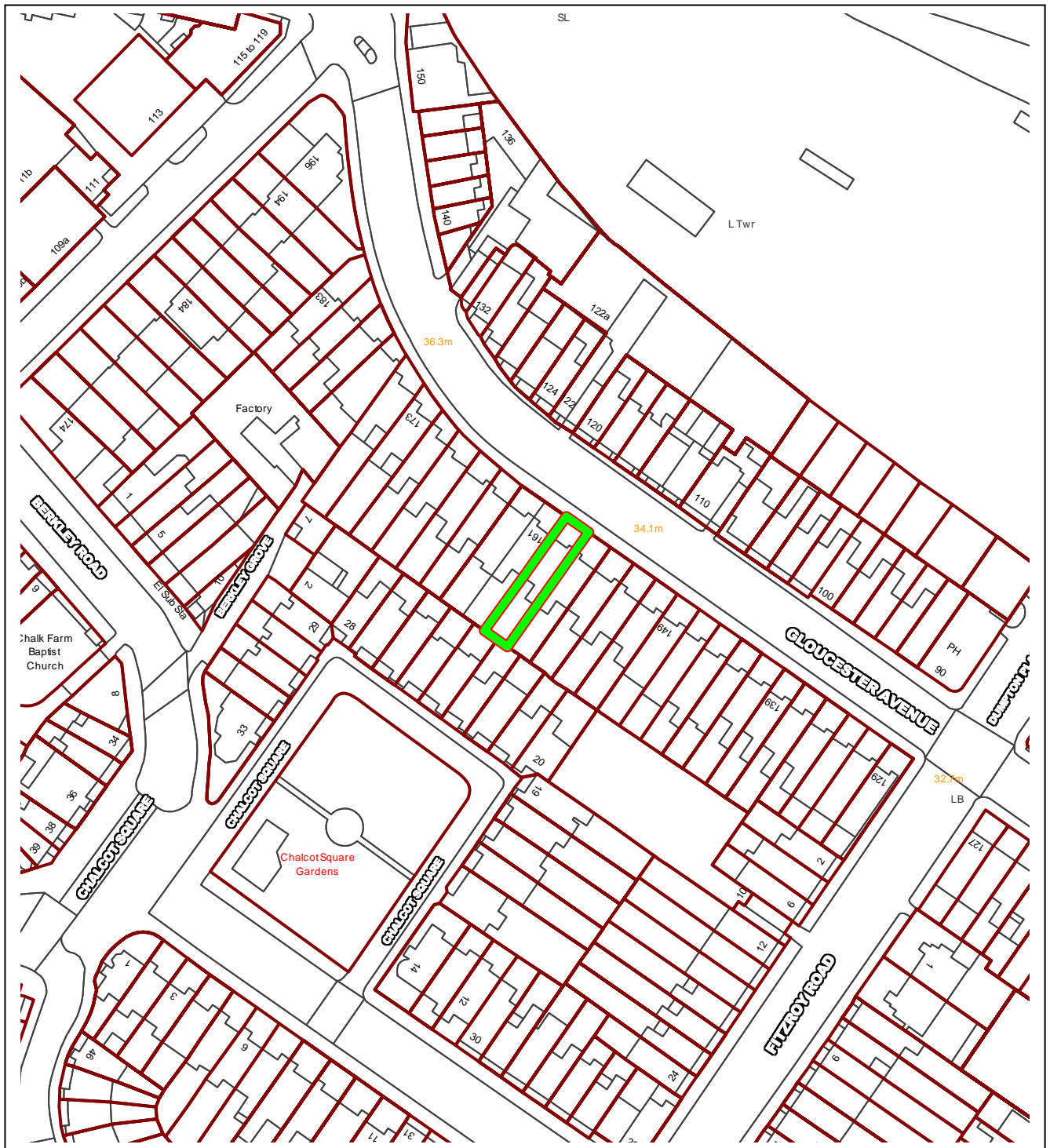


159 Gloucester Avenue 2016/1807/P



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.

1. Front Elevation of 159 Gloucester Avenue



2. Front boundary wall and garden



3. Rear Elevation



4. Rear Elevation (Infill)



5. Rear elevation of terrace



6. Infill site



Delegated Report (Member's Briefing)		Analysis sheet		Expiry Date:	02/06/2016
		N/A		Consultation Expiry Date:	20//05/2016
Officer			Application Numbers		
Samir Benmbarek			2016/1807/P		
Application Address			Drawing Numbers		
Ground Floor and Basement Flat 159 Gloucester Avenue London NW1 8LA			OS Extract; 1504_01A; 1504_03; 1504_03B; 1504_04A; Design and Access Statement		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Single storey rear extension and replacement of front entrance stairs to flat.					
Recommendation:		Grant Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	40	No. of responses	02	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed from 27/04/2016 (expiring on 20/05/2016) and a public notice was displayed in the local press (Ham & High) from 29/04/2016 (expiring 18/05/2016).					
	To date, one objection have been received. They have been received from the owner/occupier at :					
	<ul style="list-style-type: none">Flat 2, 161 Gloucester Road					
	The comments raised are summarised below:					
	<ol style="list-style-type: none">Adverse impact on sunlight and daylightDetracts from the original design of the host and neighbouring building by not being set back from the building lineThe height of the proposed rear extension is excessive as above height of existing party wall affecting quality of life and designDescription within the application and design and access statement are inaccurateSteel framed windows at the rear of the extension is not appropriate					
	Officer's Comments					
	<ol style="list-style-type: none">It is not considered the extension by reason of its location, scale and height would cause and adverse impact upon the sunlight and daylight of neighbouring occupiers.Amended plans have been submitted in which the extension is set back from the building line. The extension reads as an addition to the original building and subordinate.The height of the rear extension 2.99m is considered as acceptable and not excessive.The descriptions addressed contain the reasons for development which will involve the applicant's opinion. The application will be determined on design and amenity impacts.The steel framed windows are considered to be acceptable upon review with a Conservation Officer					
	One comment has been received from the owner/occupier at:					
	<ul style="list-style-type: none">Top Flat, 159 Gloucester Avenue					
	The comments raised are summarised below:					
	<ol style="list-style-type: none">Potential works affecting the structure of the host building.Assurance the removal of part of the chimney breast does not cause any disturbance to the chimney breast on the upper levelsAssurance the proposal alterations to the staircase, railings and patio will not cause any disturbance to the structure of the host building.Assurance of reimbursement and/or rectification by the applicant should any further works that emerge during the construction process be by paid for by the applicants.Assurance that any damage which eventuates from the proposed building work will be fixed and reimbursed by the applicants.					
	Officer's Comments					
	<ol style="list-style-type: none">It is recommended the structural works are discussed with a building engineer or the Council's Building Control Department.It is recommended the structural works are discussed with a building engineer or the Council's Building Control Department.It is recommended the structural works are discussed with a building engineer or the Council's Building Control Department although it is considered unlikely to cause structural damage to the building.This is a civil matter between the two neighbours and the employed agents to carry out the development/construction. This is outside the material planning considerations.This is a civil matter between the two neighbours and the employed agents to carry					

	out the development/construction. This is outside the material planning considerations.
CAAC/ National Amenity Society comments:	<p>The Primrose Hill CAAC was formally consulted. A comment has received stating neighbour's views to be taken into consideration as there is potential for overlooking and loss of amenity.</p> <p>The Primrose Hill CAAC was formally consulted. A response was received objection to the proposal. The comments raised are summarised below:</p> <ol style="list-style-type: none"> 1. The proposal would detract from the paired grouping of the No. 159 and No. 161. 2. Serious harm of natural light towards the neighbours at the basement flat of No. 161. 3. Introduction of an alien sense of enclosure. 4. Rear glazing will cause harm to the conservation area.

Site Description

The application is related to a basement flat within a 4 storey building located on the southern side of Gloucester Avenue. The property is not Listed, but is located within the Primrose Hill Conservation Area.

The application building is currently divided into 2 self-contained flats.

Relevant History

No relevant planning application history.

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2015, consolidated with amendments since 2011

LDF Core Strategy, 2010

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Camden Development Policies, 2010

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Supplementary Planning Guidance

CGP1 Design,

CPG3 Sustainability

Primrose Hill Conservation Area Statement 2001

1. Proposal

- 1.1 Planning Permission is sought for the erection of a single storey rear infill extension to a lower ground floor flat. The development will feature 1x rooflight. A new front entrance staircase is also proposed for the front lightwell.
- 1.2 The proposed rear extension will measure 3.5m in depth from the rear elevation and 3.0m in width.
- 1.3 The extension will be constructed of white rendered brickwork to match the host building. The majority of the roofing will consist of a flat rooflight and the proposed framing for the windows and double doors at the rear of the extension will be steel.
- 1.4 Amendments on the proposal were sought after consultation with the Council's Conservation Officer. There were concerns on the roof light of the extension and the rear elevation of the extension being flush with the closet wing of the building and causing harm to how the open character within of the rear elevation is read. The applicant and agent agreed to amendments to address the above concerns.
- 1.5 The main issues for consideration are:
- The impact of the proposal upon the character or appearance of the host building and the surrounding conservation area and;
 - The impact the proposal may have upon the amenity of the occupiers of the neighbouring properties.

2. Considerations on Design

- 2.1 The council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring building, 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 or enhances' its established character and appearance.
- 2.2 CPG1 (Design) recommends alterations and/or extension to take into account the character and design of the host building and its surroundings. Windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.
- 2.3 The Primrose Hill Conservation Area Statement advises rear extensions should be as unobtrusive as possible and should be in harmony with the original form and character of the house and the historic pattern of extensions within a terrace or group of buildings.
- 2.4 The southern side of Gloucester Avenue is characterised by four storey buildings (three above ground, one lower ground storey). There are examples of rear and rear infill extensions within the surrounding area, although it is not dominated by them.
- 2.5 The proposed rear extension is considered acceptable in in scale, design and materials in relation to the lower ground floor flat and host building. The materials are sympathetic to the host building with the white rendering to match the main property and boundary walls. The rear extension will also feature double doors and glazing within a steel frame on the rear elevation. The proposed extension is at lower ground floor level and only single storey, as the majority of buildings have two or three storey closet wings, the proposal would maintain the rhythm of the rear of the terrace. The rear extension will not be visible from the public realm due its location at the rear of the site, its lower ground location and the height of the existing boundary walls and therefore it is not considered to negatively impact the conservation area. Furthermore, it is considered the development would be subordinate to the host building and not compromise the special character and balance of the paired buildings as it has been carefully designed to retain some elements of the open character
- 2.6 The size of outdoor amenity space at the lower ground level left as a result of the development will be 8.9sqm. The garden space at ground level remains unchanged.
- 2.7 The single rooflight to the extension is modest in its size. The rooflight is measured at 3.4sqm and will be flushed upon the extension.

- 2.8 The proposed alterations to the front lightwell staircase are relatively minor. The lightwell is set back approximately 4m from the front boundary and the staircase will be mostly hidden from view due to its location.

3. Considerations on Neighbouring Amenity

- 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 development 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 The height of the proposed infill extension is 2.99m which is considered to cause negligible harm to the amenity of residential occupiers. This is in regards to daylight, sunlight, sense of enclosure, overlooking, privacy and outlook.
4. **Recommendation:** Grant Planning Permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Ray Bussell
Worke & Bussell Architects
72 Summerlee Avenue
East Finchley
N2 9QH

Application Ref: **2016/1807/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

5 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ground Floor and Basement Flat
159 Gloucester Avenue
London
NW1 8LA

Proposal:

Single storey rear extension and replacement of front entrance stairs to flat

Drawing Nos: OS Extract; 1504_01A; 1504_03; 1504_03B; 1504_04A; Design and Access Statement

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.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Executive Director Supporting Communities



- 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 policy 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: OS Extract; 1504_01A; 1504_03; 1504_03B; 1504_04A; Design and Access Statement

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

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

DRAFT

DECISION