

Delegated Report		Analysis sheet		Expiry Date:		02/06/2016	
		N/A		Consultation Expiry Date:		20/05/2016	
Officer				Application Number(s)			
Tessa Craig				2016/1887/P			
Application Address				Drawing Numbers			
29 Prowse Place London NW1 9PN				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a rear roof dormer and rear inset roof terrace.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	26	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Twenty six neighbours were consulted by post. A site notice was displayed 22/04/2016-13/05.2016 and a press notice was advertised on 29/04/2016. No responses were received.					
CAAC/Local groups* comments: *Please Specify		Jeffrey's Street CAAC- no response received.					

Site Description

The subject property is located on the south west side of Prowse Place near to the intersection with Jeffrey's Street and comprises a two storey Victorian property subdivided into three flats. The property is located within the Jeffrey's Street conservation area but is not a listed building. To the north of the site are six garages, five of which have been granted permission for residential development.

Relevant History

2014/4777/P- Garages (1-3,5-6) rear of 174 Camden Street and 29 Prowse Place- Erection of a 2 x 3 storey buildings to create 2x residential units with garages at ground floor level, along with extension of ground flat at 29 Prowse Place into garage 1, following demolition of 5 existing garages. Granted, subject to s106, 30/03/2015.

2015/2766/P - 29 Prowse Place- Construction of a rear dormer and rear roof terrace at second floor. Granted, 06/08/2015.

2015/2767/P - Erection of a rear roof extension with inset terrace. Refused, 15/07/2015.

The proposed rear extension by reason of its location on the roof, bulk, detailed design and materials would be harmful to the character and appearance of the host building and the Jeffrey's Street conservation area. The proposal would therefore be contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

It should be noted the development description of application 2015/2766/P and 2015/2767/P were mixed up as an administrative error.

Garages (1-3,5-6) rear of 174 Camden Street, and 29 Prowse Place

2014/4777/P- Erection of a 2 x 3 storey buildings to create 2x residential units with garages at ground floor level, along with extension of ground flat at 29 Prowse Place into garage 1, following demolition of 5 existing garages. Granted, 30/03/2015.

2016/2137/P- Variation of condition 2 of planning permission ref: 2014/4777/P (Erection of a 2 x 3 storey buildings to create 2x residential units with garages at ground floor level, along with an extension of ground floor flat at 29 Prowse Place into garage 1, following demolition of existing garages) to allow Minor Material Amendments consisting of a 3 storey infill addition containing a replacement garage at ground floor level and additional residential floorspace above, external alterations including alterations to the window design and internal alterations including a change in the housing mix to 1 x 2 bed unit & 1 x 3 bed unit). Currently being assessed.

Relevant policies

National Planning Policy Framework 2012

The 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 2011, 2014

Jeffrey's Street Conservation Area Statement 2002

Assessment

1.0 Proposal

- 1.1 Permission is sought for an extension of the rear roof slope which would extend out over the existing width of the closet wing at first floor level. The extension at roof level would extend approximately 4m from the roof slope to the rear of the property and include 5 bi-folding doors and an inset balcony with a 1.3m high glass balustrade. A green roof would be created on the roof of the first floor closet wing and the roof extension. The extension would be 3.6m wide, 6.8 deep and 2.7m high with two skylights in the extension. The extension would be constructed from zinc cladding.
- 1.2 The same scheme was previously refused however the appeal period expired and the applicant has submitted the proposal again to be determined. In the meantime, a development at land described as 'Former Garages rear of 174 Camden Street and 29 Prowse Place' has commenced construction for the *erection of a 2 x 3 storey buildings to create 2x residential units with garages at ground floor level, along with an extension of ground floor flat at 29 Prowse Place into garage 1, following demolition of existing garages*. The site is to the north and has its main frontage along Jeffrey's Street (currently six single storey garages). The applicant considers the neighbouring development would screen views of the proposed development making it acceptable. The reason for refusal of the previous scheme at the subject site is given in the site history above (2015/2767/P).

2.0 Assessment

- 2.1 The main considerations in relation to this proposal are the design and impact on the conservation area and the impact on amenity.

Design and Impact on Conservation Area

- 2.2 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 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.
- 2.3 CPG1 Design states rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.
- 2.4 The Jeffrey's Street conservation area advises roof extensions which fundamentally change the roof form, are uncharacteristic of the Conservation Area. The introduction of a roof addition of this nature is unlikely to be acceptable due to the adverse effect on the skyline and surrounding streetscene.
- 2.5 The proposed roof extension is at a size and scale which is harmful to the host building and the conservation area. The extension would be overly large, resulting in a dominant and incongruous feature which would be detrimental to the character and appearance of the property and the wider area. The use of materials namely the zinc cladding and glass balustrade are unsympathetic and would be a stark contrast to the existing traditional Victorian property. The development is

considered inconsistent with development policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage), CPG1 Design and the Jeffery's Street conservation area statement and unacceptable overall in terms of design.

2.6 Whilst it is considered the development at the neighbouring site on Jeffrey's Street would go some way to obscuring views of the subject property, there would likely still be views of the property looking from the west end of Jeffrey's street back toward the subject site and furthermore the size and scale of the development is still considered harmful to the host building and the conservation area.

Amenity

2.7 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."

2.8 The proposed roof level extension is not considered to result in harm to neighbours amenity as no overlooking or loss of sunlight would occur. The inset terrace would not cause overlooking either as the glazing would only be in the rear elevation; views into neighbouring windows would not be possible.

3.0 Recommendation

3.1 The proposed rear extension fails to comply with CPG1 Design, requiring rear extensions to be one full storey below roof eaves/parapet level. The extension would not respect the original proportions of the property and would add bulk to the rear elevation at high level. The proposed use of materials is unsympathetic to the wider conservation area. The development would fail to preserve and enhance the character of the conservation area and would be harmful to the host building. The development fails to comply with Development Policies DP24 and DP25 of the Development Policies Document and Camden Planning Guidance CPG1 Design. It is therefore recommended that planning permission be refused.