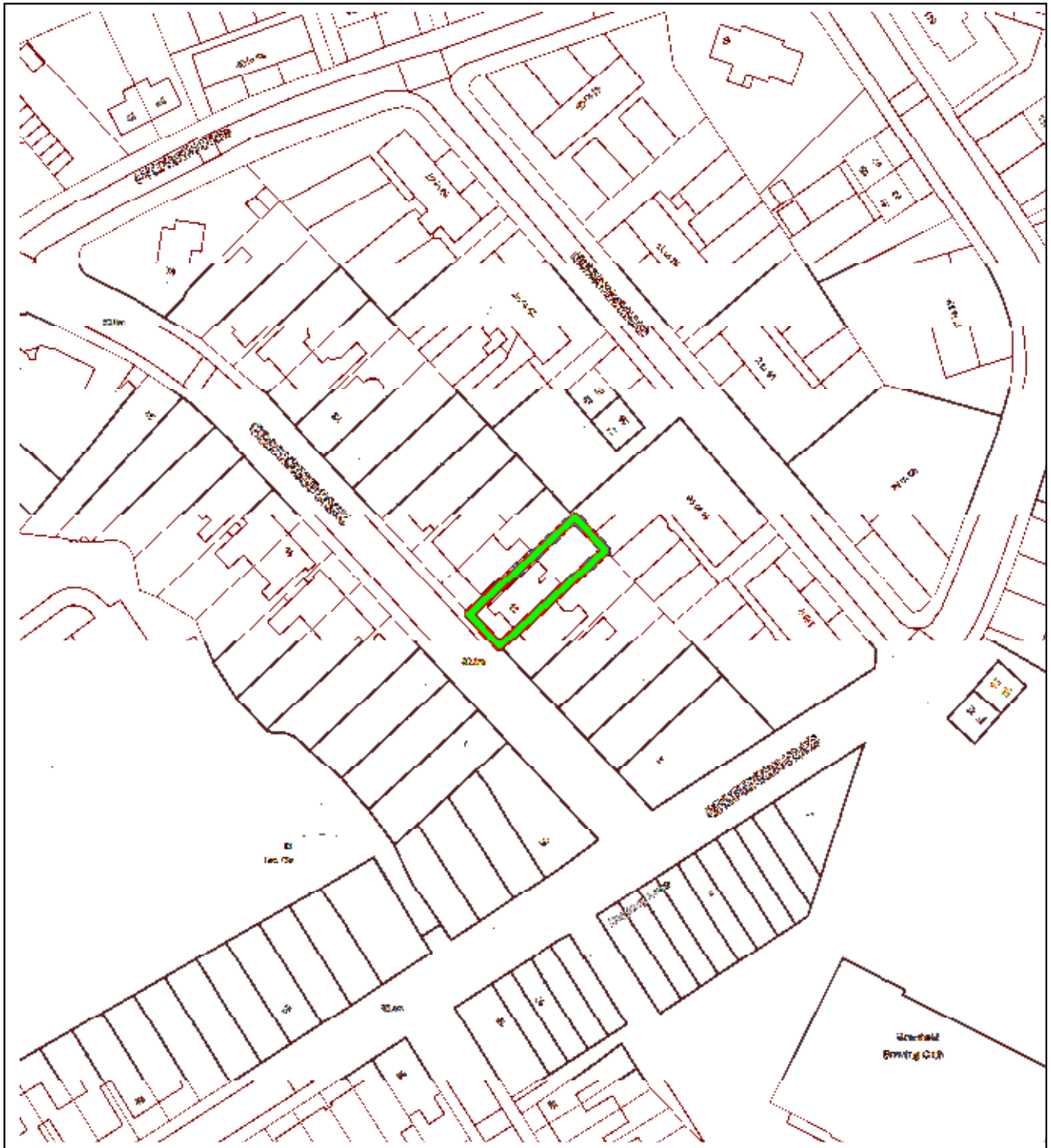


# 12 Brookfield Park – 2016/1246/P



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2016/1246/P - 12 Brookfield Park

1. Rear elevation of No.12



2. Rear elevation of No.10



3. Rear elevation of No. 14



<b>Delegated Report</b> (Members' Briefing)		<b>Analysis sheet</b> N/A		<b>Expiry Date:</b> 29/04/2016			
				<b>Consultation Expiry Date:</b> 28/04/2016			
<b>Officer</b>			<b>Application Number(s)</b>				
Patrick Marfleet			2016/1246/P				
<b>Application Address</b>			<b>Drawing Numbers</b>				
12 Brookfield Park London NW5 1ER			See draft decision notice				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of single storey rear extension and creation of a new first floor rear window.							
<b>Recommendation(s):</b>		Grant conditional planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>09</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		Site notice: 01/04/2016 - 22/04/2016 Press notice: 07/04/2016 - 28/04/2016  No objections received to date.					
<b>CAAC/Local groups comments:</b>		The Dartmouth Park CAAC objected to the proposal on the following grounds:  1. The proposed extension is not secondary to the building and does not preserve the original design to the rear or the historic pattern of neighbouring houses.  <i>Officer Comment</i>  1. The depth of the proposed extension has been reduced by 0.5m to ensure it appears as a subordinate addition and does not detract from the					

*character and setting of the host and neighbouring dwellings.*

### **Site Description**

The application site is located on the north eastern side of Brookfield Park and relates to a two storey semi-detached property. The property has been previously extended to the rear in the form of a dormer roof extension and single storey conservatory and small rear extension. The site is located within the Dartmouth Park Conservation Area, it is not a listed building but is identified as making a positive contribution to the character of the conservation area.

### **Relevant History**

None relevant to this application.

### **Relevant policies**

#### **NPPF 2012**

#### **The London Plan March 2016**

#### **LDF Core Strategy and Development Policies**

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

DP28 Noise and vibration

#### **Camden Planning Guidance**

CPG1 Design (2015)

CPG6 Amenity (2011)

#### **Dartmouth Park conservation area appraisal and management strategy 2009**

## Assessment

### 1.0 PROPOSAL

1.1 Permission is sought for the erection of a single storey rear extension to the existing semi-detached property. The proposed flat roofed development would have a height of 3.3m, a width of 8m and a maximum depth of 5.9 metres. Permission is also sought for the installation of a new habitable room window to the rear of the property at first floor level.

### 1.2 Revisions

The plans originally submitted with the application proposed a rear extension with a depth of 6.4m which was considered to have an over dominant impact on the character and appearance of the host dwelling. Following officer advice the applicant has now reduced the depth of the extension by 0.5m giving the proposed development a maximum rearward projection of 5.9 metres.

### 2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

### 2.2 Design and Conservation

2.2.1 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 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.

2.2.2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.2.3 The proposed extension would help to rationalise the development to the rear of the property by replacing the existing conservatory and small rear extension at ground floor level with a single structure, and its size, scale and design, is not considered to have an over dominant impact on the character of the original property. Whilst contemporary in their design the proposed glazed doors are considered acceptable in this instance as they would align with the original fenestration of the host property at first floor level. The proposal would be constructed in brick to match the exterior of the existing dwelling and neighbouring properties along Brookfield Park.

2.2.3 It is noted that the rear elevations of a number of properties along this side of Brookfield Park (Nos 2-28) have been altered previously in the form single storey rear extensions, particularly the properties at Nos 22 and 30 Brookfield Park which both have substantial rear extensions. The current proposal would be similar in size and design to the extensions at the aforementioned properties and would not detract from the character and setting of the host or neighbouring dwellings as a result. Therefore, given the prevalence of structures to the rear of neighbouring properties, the proposed development is considered to have an acceptable impact on the character and appearance of the surrounding conservation area.

### 2.3 Amenity of neighbouring residential occupants

#### *Daylight / Sunlight / Outlook / Privacy*

2.4 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.

2.5 Whilst the proposed extension would project 5.9 along the shared boundary line with 10 Brookfield Park, it would project past the nearest habitable room window of the neighbouring property which is the same as the existing situ, albeit of a lesser depth. As a result, the rearward projection of the extension coupled with its height of 3.3m is considered not to cause an undue loss of residential amenity to the neighbouring occupiers in terms of loss of light, outlook or privacy. A condition preventing the use of the flat roof as a balcony will be applied to prevent overlooking of private amenity space.

2.6 The new habitable room window proposed at first floor level would share the same outlook as the existing first floor rear windows of the property and would not lead to increased levels of overlooking at the site.

2.7 The host dwelling currently has around 105sqm of rear garden space, this would be reduced to approximately 98sqm following construction of the proposed extension which is considered sufficient for the occupiers of the dwelling.

### 3.0 **Recommendation**

3.1 Grant conditional planning permission

#### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd August 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr Dhiraj Dudhia  
129 Twyford Road  
Harrow  
Middlesex  
HA2 0SJ

Application Ref: **2016/1246/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 1222

16 August 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Householder Application Granted**

Address:  
**12 Brookfield Park**  
**London**  
**NW5 1ER**

**DECISION**

Proposal:  
Erection of single storey rear extension and creation of a new first floor rear window.

Drawing Nos: Design and Access Statement dated March 2016, 15112/01, 15112/02, 15112/03 B, 15112/04 C

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: Design and Access Statement dated March 2016, 15112/01, 15112/02, 15112/03 B, 15112/04 C.

Reason:

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

- 4 The flat roof of the extension hereby approved shall not be used as amenity space or a roof terrace at any time.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

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

Executive Director Supporting Communities

**DRAFT**

**DECISION**