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| Delegated Report | Analysis sheet |  | Expiry Date:  | **15/06/2016** |
| N/A / attached | **Consultation Expiry Date:** | 20.5.16 |
| Officer | Application Number(s) |
| Emily Whittredge | 2016/0722/P |
| Application Address | Drawing Numbers |
| 171 Gloucester Avenue London NW1 8LA | See decision |
| PO 3/4  | Area Team Signature | C&UD | Authorised Officer Signature |
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| Proposal(s) |
| Erection of rear conservatory extension at second floor level (retrospective) |
| Recommendation(s): | Refused and Warning of Enforcement Action to be Taken |
| **Application Type:** | Full Planning Permission |
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice |
| Informatives: |
| Consultations |
| Adjoining Occupiers:  | No. notified | **06** | No. of responsesNo. electronic | **00****00** | No. of objections | **00** |
| Summary of consultation responses: | Press notice: 29/04/2016 to 20/05/2016Site Notice: 27/04/2016 to 18/05/2016No responses were received to publicity or neighbour notification.  |
| Local groups/CAAC’s comments: | Primrose Hill CAAC object- This proposal is directly against Camden design guidance that rear additions should be a full storey height below roof level, and in this case it is clear why this should be upheld. The proposal would allow overlooking of neighbours’ habitable space from both the conservatory and the roof terrace, while light pollution would also be harmful. The proposals would harm, and neither preserve nor enhance the character and appearance of the conservation area.**Officer response:** The existing roof was in use as a roof terrace prior to the addition of the extension, which can be seen in aerial views of the site.  |

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| Site Description  |
| The application relates to the 2nd floor flat of a residential terraced property on the south side of Gloucester Avenue within the Primrose Hill Conservation Area. There is a flat roofed 3 storey rear wing on which was a roof terrace; recently a conservatory has been erected over most of it. |
| Relevant History |
| None relevant. |
| Relevant policies |
| **National Planning Policy Framework 2012** **The London Plan March 2016, consolidated with alterations since 2011** **LDF Core Strategy** CS5 Managing the impact of growth and development CS14 Promoting high quality places and conserving our heritage **LDF Development Policies** DP24 Securing high quality design DP25 Conserving Camden’s heritage DP26 Managing the impact of development on occupiers and neighbours **Camden Planning Guidance 2015** CPG1 Design –Chapters 2 Design Excellence, 3 Heritage, 4 Extensions, alterations and conservatories, 5 Roofs, terraces and balconies.CPG6 Amenity **Primrose Hill Conservation Area Statement**  |
| Assessment |
| **1.0 Proposal** 1.1 Planning permission is sought for the retention of a timber conservatory structure over part of the existing closet wing at second floor level. **2.0 Assessment** 2.1 The main considerations in relation to this proposal are the impact on the character and appearance of the conservation area, and the impact on amenity. **Design and impact on conservation area**2.2 Policies CS14 and DP24 seek to ensure all development is of the highest quality and design and considers the character, setting, context and form of neighbouring buildings. 2.3 The subject property is part of a group of properties with a largely unaltered pattern of flat roofed closet wings. Although there have been alterations at roof level and some lightweight infill extensions, the historic character of the rear elevation of the terrace has been retained.2.4 Paragraph 4.12-13 of Camden Planning Guidance 1 states that the heights of new rear extensions are expected to be subordinate and should respect the existing pattern of rear extensions where they exist. In most cases, extensions will be strongly resisted where they are higher than one full storey below roof eaves/parapet level, or rise above the general height of neighbouring projections. 2.5 The Primrose Hill Conservation Area Statement advises that rear extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. 2.6 Furthermore, Paragraph PH30 advises that conservatories should be subordinate to the original building and at ground floor level only. 2.7 The conservatory extension is out of keeping with the character of the existing closet wings within the terrace, which are largely consistent in height and appearance. 2.8 The extension introduces an incongruent form of development by virtue of its height, depth, materials, form and design. The materials and design of the extension, while not unattractive in their own right, are considered to represent an unsympathetic and prominent addition to the terrace at an elevated position.2.9 The development is not one full storey below eaves level and is higher than the prevailing form of development in the terrace. It would create an unwelcome precedent for similar developments in the conservation area.2.5 It is noted that the extension is constructed in high quality traditional materials; however, this does not outweigh the harm caused to the character and appearance of the conservation area by virtue of its inappropriateness. 2.9 Although the development is to the rear of the application site and not readily visible from the public realm, it can be viewed from surrounding dwellings and detracts from the character of the conservation area. In terms of good design, private views are considered important in regard to respecting the integrity of the original building and achieving design of a high standard. In this regard the development is considered contrary to policies DP24 and DP25. 2.10 In conclusion, the rear extension would be out of character with the host building and the wider terrace, resulting in a dominant and incongruous feature which would fail to preserve or enhance the character and appearance of the Primrose Hill conservation area. The development is considered inconsistent with development policies DP24, DP25, CS14 and design guidance CPG1and isunacceptable overall in terms of size, design and siting. **Amenity** 2.11 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, outlook, noise and disturbance, daylight and sunlight. 2.12 The size, scale and location of the conservatory would not cause any adverse impact on the amenity of neighbouring properties with regard to loss of light and outlook. 2.13 The roof of the closet wing, like others in the immediate area, has been used as a terrace for some time. Therefore, the current levels of overlooking would not be significantly exacerbated by the development, and the potential for noise nuisance would be no greater.2.14 Any light pollution would only affect the host residential unit’s windows above and to the side, as well as to no.173 to the left hand side due to the glazed side walls; however it is not considered that this would result in serious loss of amenity. **3.0 Recommendations** 3.1 Refuse planning permission 3.2 Serve enforcement notice as follows-That the Borough Solicitor be instructed to issue an Enforcement Notice under Section 172 of the Town & Country Planning Act 1990 as amended to secure the removal of the unauthorised works and to pursue any legal action necessary to secure compliance. Officers be authorised in the event of non-compliance to prosecute under section 179 or appropriate power and/or take direct action under 178 in order to secure the cessation of the breach of planning control.**The notice shall allege the following breaches of planning control:**Erection of a rear conservatory extension at second floor level WHAT ARE YOU REQUIRED TO DO:Within 6 months, completely remove the rear conservatory extension at second floor level, reinstate the roof to match the materials and profile of the original roof of the closet wing, and reinstate the perimeter railings to match the design and materials of the adjoining existing railings, as shown on existing drawing 1272-01. REASONS WHY THE COUNCIL CONSIDER IT EXPEDIENT TO ISSUE THE NOTICE:The conservatory extension, by reason of its location, design and scale, is a prominent and incongruous rear addition which is harmful to the character and appearance of the host building, the terrace of adjoining properties and the conservation area, 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.REASONS WHY THE COUNCIL CONSIDER IT EXPEDIENT TO ISSUE THE NOTICE: |