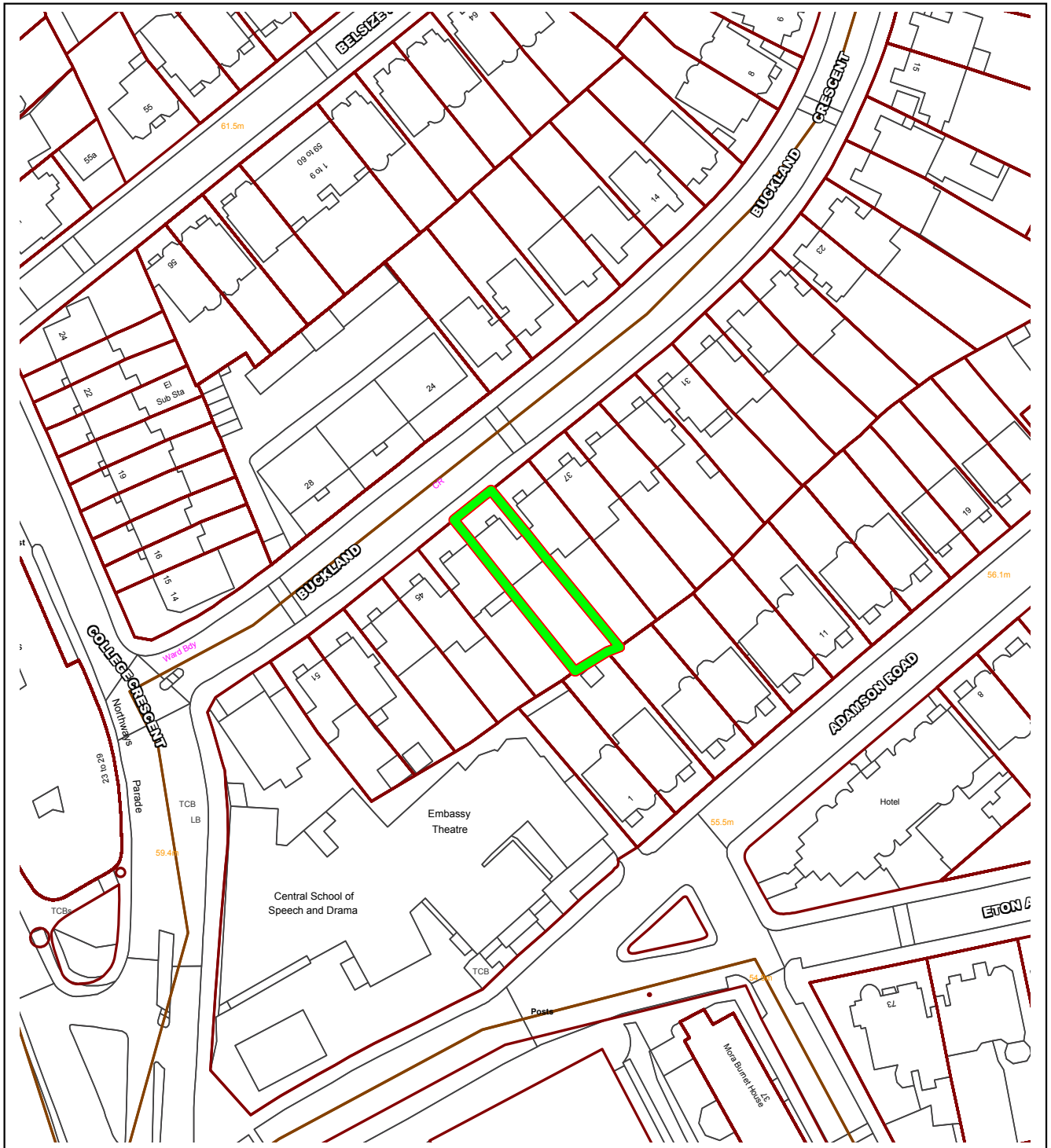


41 Buckland Crescent 2016/4096/P



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Site photographs - 2016/4096/P

1. Rear elevation of No.41





2. View of No. 43 and 45 from existing terrace area.



3. Neighbouring roof terrace at No.39



4. View of application site from rear garden of No.43



Delegated Report (Members' Briefing)		Analysis sheet N/A		Expiry Date: 22/09/2016			
				Consultation Expiry Date: 26/08/2016			
Officer			Application Number(s)				
Patrick Marfleet			2016/4096/P				
Application Address			Drawing Numbers				
Flat A 41 Buckland Crescent London NW3 5DJ			See draft decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey rear extension at lower ground floor level, enlargement of existing terrace at upper ground floor level and alterations to fenestration on side elevation at lower ground floor level.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	37	No. of responses No. electronic	02 02	No. of objections	01
Summary of consultation responses:		<p>Site notice: 03/08/2016 - 24/08/2016 Press notice: 05/08/2016 - 26/08/2016</p> <p>One objection was received from 43 Buckland Crescent:</p> <ol style="list-style-type: none"> The enlarged roof terrace would hugely affect the privacy to the rear of my house allowing people to look directly into glazed conservatory. Interior plans suggest more people will occupy the flat than originally intended, leading to increased noise and disturbance. <p>The following comments were received from the occupiers of the ground and first floor flats of 41 Buckland Crescent:</p> <ol style="list-style-type: none"> Supportive of a 4m extension and roof terrace provided roof light is angled towards the rear garden. We would not be minded to give landlords consent to a development that would give rise to light pollution affecting dwellings above the site. 					

	<p><i>Officer Comment</i></p> <p>1. The amenity impact of the proposal is discussed in paragraph 2.3 2. Property is not a listed building and the internal layout and number of potential occupants would not form a material planning consideration in this instance.</p>
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<p>CAAC/Local groups comments:</p>	<p>The Belsize CAAC raised the following objection:</p> <p>1. Object to new full width rear extension and enlarged terrace.</p> <p><i>Officer Comment</i></p> <p>1. The design and amenity impact of the proposal is discussed in the main body of the report.</p>
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Site Description

The application site is located on the south western side of Buckland Crescent and relates to the lower ground floor flat of a converted four storey semi-detached property. The property has an area of hard landscaping to the front and a mature garden to the rear and has an existing three storey side extension.

The site is located within the Belsize 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

- National Planning Policy Framework (2012)**
- 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
DP28 Noise and vibration
- Camden Planning Guidance**
CPG1 Design (2015)
CPG6 Amenity (2011)
- Belsize conservation area statement 2003**



Assessment

1.0 PROPOSAL

1.1 Permission is sought for the erection of a single storey rear extension to the existing lower ground floor flat. The proposed flat roofed development would have a height of 3.3m, a width of 9.6m and a maximum depth of 4 metres. Permission is also sought for the removal of the stepped access to the upper ground floor of the property and enlargement of the existing roof terrace at the site from an area of 2sqm to an area of approximately 7sqm.

1.2 Revisions

The plans originally submitted with the application proposed a rear extension with a part pitched roof, part flat roof design which gave the development a discordant appearance that detracted from the character and setting of the host property. The proposed plans have since been amended and the extension now has an entirely flat roof design with two well proportioned window openings which is considered to be more sympathetic to the appearance of the host dwelling and surrounding conservation area.

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 The proposed extension is considered to form a subordinate addition that would not detract from the character and setting of the host dwelling particularly as the property is of a size and scale large enough to accommodate a development of this size. Furthermore, the simple design of the structure and modest window openings would ensure the development compliments the original character and appearance of the positive contributor. Similarly, the continued use of the decorative iron balustrade surrounding the enlarged terrace area is a welcomed feature of the scheme.

2.2.3 As there is no established fenestration pattern on the side of the existing building the proposed new entrance and window opening on the flank elevation would not have a significant impact on the character appearance of the host property and would remain largely unseen given their location at lower ground floor level.

2.2.4 It is noted that the rear elevations of a number of properties along this side of Buckland Crescent (Nos 45-33) have been altered previously in the form of large single storey 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.

2.2.5 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 4m along the shared boundary line with 43 Buckland Crescent it would be largely concealed by the existing boundary wall between the two properties and would not cause an undue loss of light or outlook to the neighbouring occupiers as a result. Similarly, the proposal would extend approximately 1m beyond the rear elevation of the existing single storey extension to the rear of 41 Buckland Crescent and would not have a significant impact on the residential amenity of the neighbouring dwelling.

2.6 The enlarged roof terrace area would be considerably smaller than existing upper ground floor roof terraces of the neighbouring properties at 39, 37, 35 and 33 Buckland Crescent and would not exacerbate the current levels of overlooking at the site. It is noted that the neighbouring occupier at No.43 has objected to the enlargement on the grounds of increased overlooking however, the proposed terrace area would be of the same height and share a similar outlook to the existing arrangement at the site and would not cause an unacceptable loss of privacy as a result of its development.

2.7 The host dwelling currently has around 212sqm of rear garden space, this would be reduced to approximately 184sqm 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 12th September 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'.

Mrs Kasia Whitfield
90a Fellows Road
London
NW3 3JG

Application Ref: **2016/4096/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

7 September 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
41 Buckland Crescent
London
NW3 5DJ

DECISION

Proposal:

Erection of single storey rear extension at lower ground floor level, enlargement of existing terrace at upper ground floor level and alterations to fenestration on side elevation at lower ground floor level.

Drawing Nos: BC41/EX0 rev.A, BC41/EX1 rev.A, BC41/EX2 rev.A, BC41/EX3 rev.A, BC41/EX4 rev.A, BC41/PP1 rev.A, BC41/PP2 rev.A, BC41/PP3 rev.A, BC41/PP4 rev.A, BC41/PP5 rev.A, Design & 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.

Executive Director Supporting Communities



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

- 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: BC41/EX0 rev.A, BC41/EX1 rev.A, BC41/EX2 rev.A, BC41/EX3 rev.A, BC41/EX4 rev.A, BC41/PP1 rev.A, BC41/PP2 rev.A, BC41/PP3 rev.A, BC41/PP4 rev.A, BC41/PP5 rev.A, Design & Access Statement.

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

Informative(s):

- 1 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.
- 2 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).

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