

Delegated Report (Member Briefing)		Analysis sheet N/A		Expiry Date: 03/10/2016	
				Consultation Expiry Date: 09/09/2016	
Officer Helaina Farthing			Application Number(s) 2016/4384/P		
Application Address 55 Ornan Road London NW3 4QD			Drawing Numbers See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Extension of addition at ground floor level to the rear of the existing dwelling house (Class C3).					
Recommendation(s):		Grant Conditional Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	22	No. of responses	03	No. of objections	03
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 19/08/2016.</p> <p>Three responses were received:</p> <p><i>Owner of Flat 9 The Porticos 53-59 Belsize Avenue:</i></p> <ol style="list-style-type: none"> 1. The extension would generate increase overlooking, which out adversely impact on the privacy and light but also the amenity and character of the area; 2. The extension is out of character with the present patterns of density and will create a precedent. <p><i>Officer's Response</i></p> <ol style="list-style-type: none"> 1. <i>The first floor element of the scheme has subsequently been removed through amendments and therefore the loss of light and privacy from the ground floor extension is considered to be acceptable;</i> 2. <i>The projection of the ground floor extension 2.2m further than the existing building line of the existing conservatory, is acceptable and will not adversely impact on the character of the area.</i> <p><i>Owner of 55 Ornan Road</i></p> <ol style="list-style-type: none"> 1. The impact on the sunlight and outlook; 2. Increase overlooking generated; 3. Concerns about the scaling of the plans etc. <p><i>Officer's Response</i></p> <ol style="list-style-type: none"> 1. <i>Since original submission the first floor extension has been removed and therefore the ground floor extension is not considered to impact;</i> 2. <i>Since original submission the first floor extension has been removed and therefore the ground floor extension is not considered to impact on overlooking given the proposed height and bulk.</i> 3. <i>The plans are appropriate for the application and correct scaling applied.</i> <p><i>Owner of 53 Ornan Road</i></p> <ol style="list-style-type: none"> 1. Impact on loss of light; 2. Impact on increased overlooking generated from the first floor extension; 3. The noise generated from the ongoing works at the property. <p><i>Officer's Response</i></p>					

	<ol style="list-style-type: none">1. <i>Since original submission the first floor extension has been removed and therefore the ground floor extension is not considered to impact;</i>2. <i>Since the original submission the first floor extension has been removed and will address the concerns relating to overlooking.</i>3. <i>The noise is not considered to be of concern for this application and constraints relating to the building works will relate to the Building Consent Process.</i>
CAAC/Local groups* comments: N/A	No CAAC

Site Description

The subject site is a semi-detached two-storey dwelling located on the south side of Ornan Road. The application site forms part of a group of terraces along Ornan Road that were rebuilt c. 1950 and are of a more modern architecture style, finished in render.

The property is not located in a Conservation Area nor is the property a listed building.

Relevant History

N/A

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016 (sections 7.4 Local Character and 7.6 Architecture)

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

CPG1 Design (2015; Section 2, 3, 4 and 5)

CPG6 Amenity (2011; Section 2, 3, 4, 5, 6 and 9)

Assessment

1.0 Proposal

- 1.1 The original planning permission was sought for a rear extension at both the ground floor and first floor level.
- 1.2 Since the original submission, the proposal has been amended to remove the proposed first floor extension and planning permission is sought for a ground floor rear extension. The ground floor extension would project beyond the existing rear extension by approximately 2.2m. The ground floor extension will be 3m in height. Approximately 119m² of the rear garden will be retained.
- 1.3 The ground floor extension would be finished in render to match the existing with aluminium doors.
- 1.4 No changes are proposed to the front elevation.

2.0 Assessment

2.1 The main issues to be considered are;

- Design and impact on wider area;
- Neighbour amenity.

Design

- 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 guidance recommends that alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.
- 2.4 There is an existing small projection from the rear elevation at ground floor level. The application includes building a small extension of this existing projection. Therefore, the projection of the rear extension beyond the existing building line is not considered to impact adversely on the host building nor compromise the use of garden space. Taking into account the size and scale of the host building, the proposed extension is considered to be subservient. The proposed extension would retain over 50 per cent of the existing garden space (approximately 119m²), with the extension only projecting beyond the existing rear extension by approximately 3m in total.
- 2.5 The ground floor extension would be finished in render to match the existing. Whilst the development would include modern glazing, these are not considered to adversely impact upon the character of the conservation area.

Amenity

- 2.6 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” 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.”

- 2.7 Due to the proposed extension's size and location, it is considered there would be negligible harm to the amenity of any adjoining residential occupiers in terms of the loss of sunlight and outlook, privacy or added sense of enclosure. The height of the extension does not exceed 3m in height and is only projecting 3m from the existing principle rear elevation.

3.0 Recommendation

- 3.1 The proposed development is considered acceptable in terms of its design and impact on the conservation area and any impact on the residential amenity of neighbouring occupiers are considered to be an acceptable level. The development is deemed consistent with the objectives and policies identified above. It is recommended planning permission be granted.

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 the 17th of October 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'.