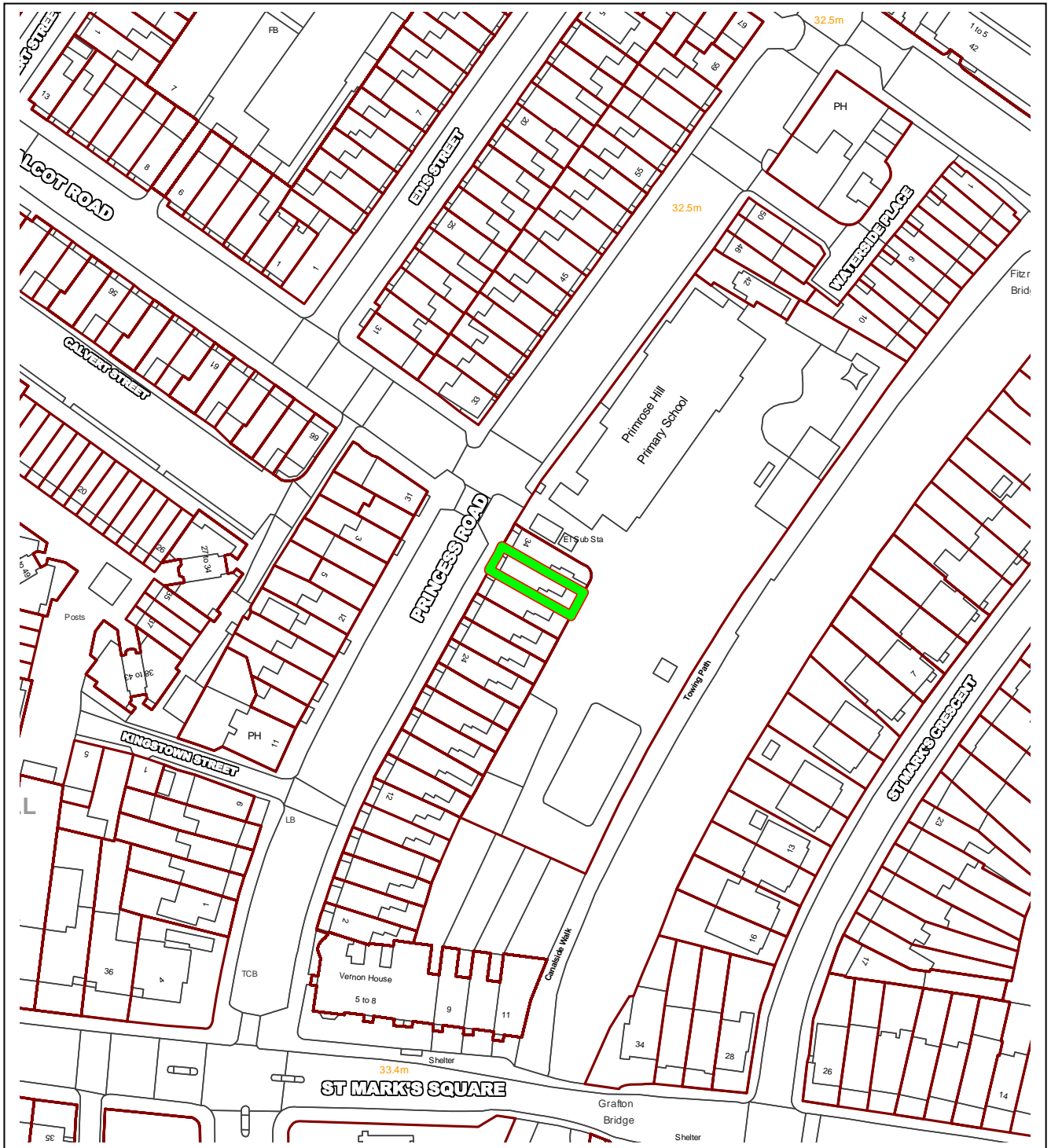


2016/4684/P - 32C Princess Road



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Site photographs 2016/4684/P

1. Area of garden to be occupied by side infill





2. Rear elevation of existing single storey projection



3. Rear boundary wall



Delegated Report (Members' Briefing)		Analysis sheet N/A		Expiry Date: 27/10/2016	
				Consultation Expiry Date: 29/09/2016	
Officer			Application Number		
Patrick Marfleet			2016/4684/P		
Application Address			Drawing Numbers		
32C Princess Road London NW1 8JL			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Erection of single storey side/rear infill extension at lower ground floor level.					
Recommendation:		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	07	No. of responses No. electronic	01 01	No. of objections
					00
Summary of consultation responses:	<p>Site notice: 06/09/2016 - 27/09/2016 Press notice: 08/09/2016 - 29/09/2016</p> <p>The following comments were received from the occupants of <u>32 Princess Road</u>:</p> <ol style="list-style-type: none"> 1. Concerned about how well the proposed sedum roof will be maintained, if left to rot they can become an unattractive eyesore. 2. Could the proposal be reconfigured to match the design of the recently approved extension at No.26 as this would cause significantly less intrusion in terms of light pollution and loss of views. <p><i>Officer Comment</i></p> <ol style="list-style-type: none"> 1. The proposed sedum roof has been removed from the plans. 2. The proposal is considered acceptable in terms of its impact on neighbouring amenity and would retain more rear garden space than the recently developed property at No.26 Princess Road. 				

CAAC/Local groups comments:	<p>The <u>Primrose Hill CAAC</u> raised the following objection:</p> <ol style="list-style-type: none"> 1. Object to the loss of rear open space. 2. Proposed extension is too destructive of the open space and harmful to character of the conservation area. <p><i>Officer Comment</i></p> <ol style="list-style-type: none"> 1. <i>The proposal would retain 13sqm of rear garden space which is considered sufficient for the occupiers of the dwelling.</i> 2. <i>The design impact of the proposal is discussed in the main body of the report.</i>
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Site Description

The application site is located on the south eastern side of Princess Road and relates to the lower ground floor flat of a four storey mid terrace property that has been converted into separate dwellings. To the rear of the site is paved garden area (approx. 29sqm) which provides external amenity space for the occupiers of the lower ground floor dwelling.

The site is located within the Primrose Hill 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

Application site

None relevant to this application.

Neighbouring sites

2016/0002/P (22A Princess Road) - Erection of single storey rear extension - Approved 20/05/2016.

2009/4945/P (34C Princess Road) - Alterations and extension including erection of rear single storey (conservatory) extension and changes to rear window and door to lower ground floor flat - Approved 23/12/2009.

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)

Primrose Hill conservation area statement 2000

Assessment

1.0 PROPOSAL

1.1 Permission is sought for the erection of a single storey side/rear infill extension to the existing lower ground floor flat. The proposed flat roofed development would have a height of 3.1m, a width of 5.2m and a maximum depth of 4.4 metres. The application also proposes the creation of a small courtyard area between the rear elevation of the new side extension and the original property to provide daylight/sunlight to the new and existing bedrooms.

1.2 Revisions

The plans originally submitted with the application proposed a 4.8m deep extension with a sedum roof and raised roof light that projected 0.5m above the main roof line of the extension. Following officer advice the depth of the extension has been reduced by 0.4m, the height of the projecting rooflight reduced by 0.3m and sedum roof completely removed from the plans. A new roof light has also been inserted to provide additional daylight/sunlight to the new bedroom.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

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

Design and Conservation

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 The proposed extension is considered to form a proportionate 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, whilst contemporary in its design the simple form of the proposed flat roof structure would ensure the development compliments the original character and appearance of the positive contributor.

2.4 It is noted that the rear elevations of Nos.22 and 34 Princess Road have been altered previously in the form of single storey side/rear extensions at lower ground floor level. The current proposal would be similar in size and design to the extensions at the aforementioned properties, particularly the development at No.22 and would not detract from the character and setting of the host or neighbouring dwellings as a result.

2.2.4 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. The rear of the application site is surrounded by high boundary walls which would screen

the proposed lower ground floor development from public view, ensuring no undue harm is caused to 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 4.4m along the shared boundary line with No.30 Princess Road, 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 0.7m beyond the rear elevation of the existing single storey extension to the rear of the host dwelling and would not have a significant impact on the residential amenity of the neighbouring dwelling at No.34.

External Amenity Space

2.6 The neighbouring properties at Nos.22 and 34 Princess Road have undergone similar development in recent years with approximately 9sqm of rear garden space retained at No.22 and 13sqm at No.34. The proposed extension would reduce the amount of amenity space to the rear of the site from approximately 29sqm to 13sqm. Whilst this is a significant reduction it is still considered to provide an adequate amount of private amenity space for the occupiers of the lower ground floor flat that would be no smaller than the space provided at the aforementioned properties.

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 24th 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'.

Mr Matthew Wickham
Wickham Design Practice
68 Lewin Road
London
SW16 6JT

Application Ref: **2016/4684/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

18 October 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
32C Princess Road
London
NW1 8JL

DECISION

Proposal: Erection of single storey side/rear infill extension at lower ground floor level.

Drawing Nos: 16102_200 A, 16102_210 A, 16102_100 A, 16102_010, 16102_020, 16102_001, Design & Access Statement Aug 2016.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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).

- 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

Executive Director Supporting Communities



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 16102_200 A, 16102_210 A, 16102_100 A, 16102_010, 16102_020, 16102_001, Design & Access Statement Aug 2016.

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

Informatives:

- 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