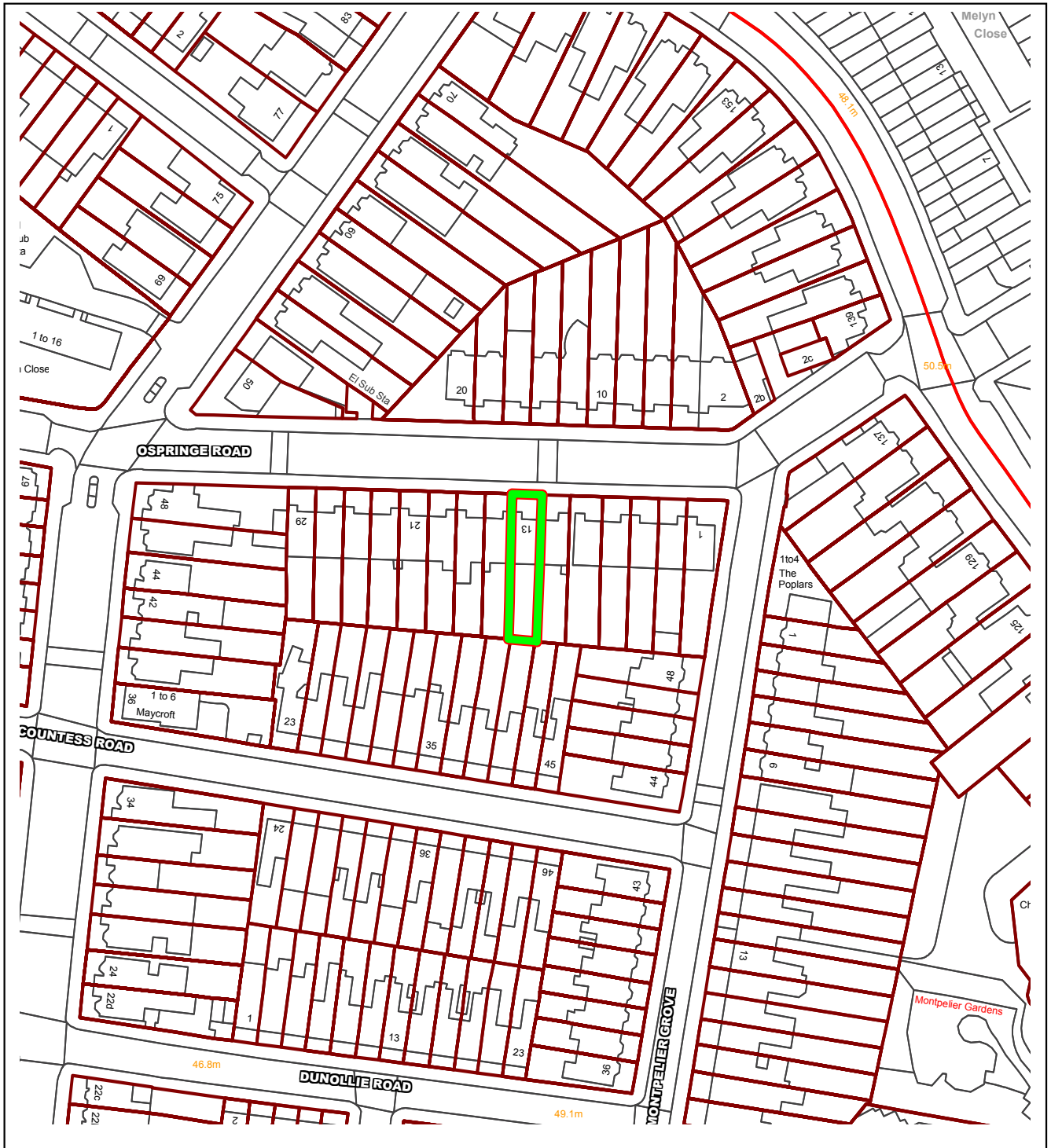


2016/4001/P 13A Ospringe Road



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Photograph 1 – View of existing rear elevation



Photograph 2 – View of existing western neighbouring boundary.



Photograph 3 – View of existing rear garden space.

Delegated Report (Member Briefing)		Analysis sheet N/A	Expiry Date: Consultation Expiry Date:	13/09/2016 19/08/2016
Officer Helaina Farthing		Application Number(s) 2016/4001/P		
Application Address 13A Ospringe Road London NW5 2JD		Drawing Numbers See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s) Erection of single storey extension and creation of first floor roof terrace to the rear of the existing dwelling house (Class C3).				
Recommendation(s):	Grant Conditional Permission			
Application Type:	Full Planning Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	18	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>A site notice was displayed from 29/07/2016 expiring 19/08/2016.</p> <p>Three responses were received:</p> <p><i>Owner of 15A Ospringe Road:</i></p> <ol style="list-style-type: none"> 1. Request for further details relating to the party wall and the materials of the brickwork; 2. Loss of sunlight into neighbouring bedroom (currently bathroom). <p><i>Officer's Response</i></p> <ol style="list-style-type: none"> 1. <i>Party wall matters are a civil matter and therefore is not a material consideration for this application;</i> 2. <i>The height of the proposed extension at 2.9m is considered to be of an acceptable height and would not adversely impact on the loss of sunlight for the adjoining property. The proposed has been reduced in width and is now proposed to be offset 2m from the no.15.</i> <p><i>Owner of 15B Ospringe Road:</i></p> <ol style="list-style-type: none"> 1. The bulk and scale of the extension is disproportionately large and will impact negatively on the surrounding houses and wider area, creating an oversized new precedent; 2. Impact on outlook onto the rear garden and is not respectful of immediate surroundings; 3. Supports the introduction of the green roof. <p><i>Officer's Response</i></p> <ol style="list-style-type: none"> 1. <i>Since original submission, the depth of the extension has been reduced, thereby reducing the bulk of the proposed extension. The bulk and scale of the extension is considered to be of an acceptable depth/height in relation to the portions of the parent building and surrounding terrace;</i> 2. <i>The proposed green roof is set to mitigate the impact of the proposed extension and mitigate the outlook for the upper flats. There is considerable private amenity/garden space remaining that will retain the outlook for neighbouring properties.</i> <p><i>Owner of 13A Ospringe Road:</i></p> <ol style="list-style-type: none"> 1. Inappropriate addition and creating a precedent; 					

	<ol style="list-style-type: none"> 2. Restrict the light to the lower ground floor flat and direct view into the ground floor windows; 3. Privacy of gardens would be reduced because of direct overlooking. <p><i>Officer's Response</i></p> <ol style="list-style-type: none"> 1. <i>The addition is not considered to set a precedent within the area and is in accordance with the relevant policy;</i> 2. <i>The extension is not considered to adversely harm the amenity of the adjoining property. Given that the garden is south facing the neighbouring site will still receive considerable sunlight;</i> 3. <i>The overlooking generated from the proposed balcony would not be dissimilar to existing situation and is not considered to adversely harm the amenity of the adjoining sites.</i>
<p>CAAC/Local groups comments: N/A</p>	<p>No relevant CAAC as not located within conservation area.</p>

Site Description

The site comprises a large terrace property, located on the south side of Ospringe Road. The terrace property has been divided into three flats, with the subject property being situated at the lower ground floor. The surrounding area primarily consists of residential development, characterised by large private amenity space at the ground level.

The property is not located within a conservation area nor is the property a listed building.

Relevant History

PL/9500200 – 17A Ospringe Road: Erection of rear extension to the ground floor flat - *Granted* (5/05/1995).

Relevant policies

National Planning Policy Framework 2012

The 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)

Camden Planning Guidance 2015/2011

CPG1 (Design)

CPG6 (Amenity)

Assessment

1.0 Proposal

Original Proposal

- 1.1 Planning permission is sought for a single storey extension to the rear of the existing dwelling house and the creation of a first floor balcony.
- 1.2 The proposed single storey ground floor extension will extend approximately 4.5m further than the existing building line (approximately 62m²) of garden space is to remain.
- 1.3 The ground floor extension will have a height of 2.9m.
- 1.4 The materials of the extension are proposed to be London Stock Brick, with the roof of the extension to be a green roof.

Amended Proposal

- 1.5 Since the submission of the application, amendments have been made to the scheme following neighbours' objections and officer comments. These include the following;
 - Reduction in the depth (approximately 4m) and width (approximately 4.3m) of the extension, which will result in approximately 80m² of garden space remaining;
 - Removal of the 1.7m screening structure, however, retains the metal railing balustrade to the rear balcony to be consistent with the existing balconies on the site.

2.0 Assessment

The main issues to be considered are;

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

Character, Appearance and Design

- 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.
- 2.2 CPG1 Design guidance recommends that extensions 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.
- 2.3 On the south side of Opsringe Road lies 15 terraces houses nos. 1 – 29. The terrace remains largely unimpaired by ground floor extensions at the rear, with the exception of no. 17 (granted permission 1995 – see above). Whilst there is a pattern of the predominantly unaltered rear facades, the introduction of the proposed lower ground floor extension would not compromise the character of the existing terrace, particularly taking into consideration the existing extension at the adjoining no. 17.

- 2.4 The proposed extension to the rear of the lower ground floor flat at a height of 2.9m and depth of 4m would be subordinate to the four storey host dwelling. Given the depth of the extension, it would enable considerable private amenity space to be retained (approximately 80m²). The proposal would result in the loss of the projecting bay feature at the ground floor, however this would still form a key feature of the building as it would be retained at first and second floors, with these being much more visible in inward views of the site. As a result the rhythm of the terrace along the rear would not be visibly interrupted and in this context the proposal is considered acceptable.
- 2.5 The proposed materials will match the existing by the use of London Stock Brick and the scheme has been amended to include the use of timber framed windows, which is considered to be acceptable.
- 2.6 The creation of the balcony is not inconsistent with the surrounding area, with two existing balconies present on the host dwelling. Therefore, it is viewed that the proposed balcony is in keeping with the existing balconies and will not be out of character for the area.
- 2.7 For the reasons given above the proposal is considered to preserve the character and appearance of the wider area. It would not harm the host building and would comply with the guidance on design. The proposal would conform with Policy CS14 of the Camden Local Development Framework Core Strategy, which promotes high quality places; and also with Policy DP24 of the Camden Local Development Framework Development Policies.

Amenity

- 2.8 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."
- 2.9 Neighbouring properties have expressed concerns with regards to loss of sunlight and outlook the only properties with the potential to be impacted by the proposals would No.11 and 15, the direct neighbours.
- 2.10 In respect of No.15, the proposed extension has been reduced in size, both depth and width to set it back from this neighbouring property No.15 to ensure there would be no impact on their amenity. In respect of No.11, the proposed extension would pass the BRE 45 degree test with regard to the French doors to the rear of this neighbouring property. It is therefore considered the extension would not cause harm to the levels of light enjoyed by this neighbouring resident. In addition to this it is noted that the rear garden is south facing and therefore is not considered to unduly compromise the sunlight for both the adjoining properties at No. 11 and No. 15.
- 2.11 Given the siting and scale of the extension it would not cause harm to neighbouring residents outlook.
- 2.12 The proposed balcony is not considered to result increased overlooking given the positioning of the existing balconies on the host dwelling and the size of the proposed balcony. Furthermore, the terrace is considered acceptable due to its positioning and

distance from neighbouring windows.

3.0 Assessment

- 3.1 The proposed development is considered acceptable in terms of its design and impact on the wider 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 31st 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'.

Mr William Pottinger
Savage & Pottinger Design
11 Eton Garages
London
NW3 4PE

Application Ref: **2016/4001/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

26 October 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
13A Ospringle Road
London
NW5 2JD

DECISION

Proposal:
Erection of single storey rear extension and creation of first floor roof terrace.

Drawing Nos: 1610/TP/01/R3; 1610/TP/02/R3; 1610/TP/03/R3; Design and Access Statement; Email dated the 23rd of September 2016 from Mr Pottinger confirming materials.

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 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 1610/TP/01/R3; 1610/TP/02/R3; 1610/TP/03/R3; Design and Access Statement; Email dated the 23rd of September 2016 from Mr Pottinger confirming materials.

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

- 4 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The roof of the extension hereby permitted, other than the area designated for the terrace, shall not be used as a roof terrace/balcony without prior consent in writing from the Local Planning Authority.

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.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to be paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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