

Delegated Report		Analysis sheet	Expiry Date:	17/11/2016
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Raymond Yeung			2016/5017/P	
Application Address			Drawing Numbers	
67 York Way LONDON N7 9QF			Refer Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of mansard roof above existing two storey rear closet wing.				
Recommendation(s):		Refuse Planning Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	02	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 28/09/2016 and a public notice was published in the Ham & High from 30/09/2016.</p> <p>An occupier of 65 York Way raised an objection to the proposal following.</p> <ul style="list-style-type: none"> • Affect privacy and light any side window • Overlook directly into our bedroom window and the building will make the room very dark if the intention is to build an extension with a flat roof with a terrace on top of that that terrace is very private and they would be looking down on it and would be able to look into bedroom. <p>Occupier of No.65A:</p> <p>Has concerns regarding;</p> <p>Noise and Privacy</p>					
CAAC/Local groups* comments: *Please Specify	<p>The Camden Square CAAC were notified of the proposal and made no comment to date.</p>					

Site Description

The application site comprises a three-storey terraced property located on the west side of York Way, on the junction with Market Road. The character of the immediate area is predominantly residential in nature.

Whilst not listed, the building is located within the Camden Square Conservation Area.

The Camden Square Conservation Area Appraisal and Management Strategy (March 2011) states that all properties are considered to make a positive contribution to the character and appearance of the Conservation Area unless listed as neutral or negative. The property is a positive contributor.

Relevant History

History at 67 York Way:

2016/5004/P – single storey rear extension – Decision pending.

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

Relevant Policies in Camden Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

Relevant Policies in Camden 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: CPG1 Design (Chapter 4), CPG6 Amenity (Chapters 6 and 7);

Camden Square Conservation Area Appraisal and Management Strategy (March 2011)

Assessment

1. Proposal

1.1 The application proposes:

- The erection of a second floor mansard extension above the existing 2 storey closet wing. The extension would measure 2.2m in height x 3.2m in width and 4.6m in depth. It would include a timber sash opening window to the rear, and two windows on the southern side elevation.
- A 3.3 metre high parapet wall on the boundary between neighbour No.69 York Way

1.2 The principal considerations material to the determination of this application are summarised as follows:

- Design
- Amenity

2.0 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. 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 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, with respect to any building or other land in a conservation area, "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area". Decision makers therefore have a legal duty to give a high regard to the conservation area and whether any proposal within it would meet the statutory test of either preserving or enhancing its character and appearance.

2.3 The subject site is recognised as making a positive contribution to the character and appearance of the Conservation Area. The Camden Square Conservation Area Appraisal and Management Strategy at paragraph 5.9 states that all properties are considered to make a positive contribution to the character and appearance of the Conservation Area unless listed as neutral or negative. The host terrace Nos. 35-77 (odds) itself is not listed as neutral or negative and therefore is a positive contributor

2.4 The rear elevations of properties along the western side of York Way, namely Nos. 35-77 are characterised by closet wing extensions up to first floor level. The subject building forms part of an uninterrupted run of approximately 36 buildings with uniform repeating 2 storey closet wing extensions. No properties along either the adjoining terraces of York Way, or properties to the rear on Marquis Road have extensions above their original 2 storey closet wing, save for no's 35 and 39 York Way, at the very end of the terrace row, for which there is no record of planning permission. These two exceptions are anomalies within the terrace and are not considered to contribute positively to overall character of rear elevations in the locality.

2.5 Camden Planning Guidance 1- Design at paragraph 4.13 states that 'extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged'. The proposal is

not set one full storey below the eaves and is considered to unbalance the rear elevation of the host building, as well as to disrupt the existing uniform rhythm of rear extensions in the wider terrace.

- 2.6 The proposed detailed design, in the form of a mansard style extension is considered to be an unorthodox and ill-proportioned form of extension at this level, out of keeping with the traditional architectural character of the host building and terrace. Furthermore, the proposed parapet wall which at 3.3 metres high and significantly taller than the existing, creates an even more incongruous square profile for the mansard extension adjoining the neighbouring boundary.
- 2.7 For the above reasons it is considered that the proposed extension, would not respect the character, setting, context form or scale of the subject building or neighbouring buildings contrary to policy DP24 and CPG1. It would also appear incongruous from the wide razing views offered from the rear of properties facing Marquis Road, and is therefore not considered to preserve or enhance the character and appearance of the Conservation Area, contrary to Policy DP25.

3.0 Residential Amenity

- 3.1 The adjoining occupier next door at No.65 York Way raised an objection regarding the loss of privacy to the nearest window at second floor level serving a bedroom, and to the existing roof terrace above their two storey closet wing extension.
- 3.3 As at no. 65, the subject property benefits from a roof terrace above the closet wing, upon which area the proposed extension is to be located. The proposed extension includes two windows which would face directly onto the neighbouring second floor terrace of no 65 York Way as well as affording oblique, but proximate views into the 2nd floor bedroom window of that property.
- 3.4 Although it is considered that any overlooking from the proposed extension would be largely commensurate with that experienced from the existing terrace, it is also accepted that the proposed windows, serving an enclosed room which is likely to be used more frequently, and all year round including evenings, may result in an increased opportunity for overlooking, to the detriment of the adjoining occupier.
- 3.5 Were permission to be granted, this overlooking could be overcome by the imposition of a condition requiring the side facing windows of the extension to be obscure glazed. As such, the resulting overlooking does not constitute a reason for refusal of the application.

4.0 Conclusion

- 4.1 The proposed extension by virtue of its location, height and detailed design would fail to respect the character, setting, context, form and scale of the host building and the wider terrace, resulting in harm to the character and appearance of the host building, terrace and conservation area contrary to policies DP24 DP25 and Camden Planning Guidance 1 – Design.

5.0 Recommendation

- 5.1 Refuse planning permission