

2016/4784/P The Cottage, 28 Eton Avenue



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Figure 1 – View of existing extension to the rear.



Figure 2 – Further view of existing rear.



Figure 3 – View of the neighboring property at No. 30 Eton Avenue



Figure 4 – View of neighboring property at No. 26 Eton Avenue

Mr Patryk Ingram
Andrew Neil Associates Ltd
Kestrel House
Rookery Yard
Stevenage
SG1 3EE

Application Ref: **2016/4784/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

7 November 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The Cottage
28 Eton Avenue
London
NW3 3HL

DECISION

Proposal:

Erection of single storey extension to the rear of the existing dwelling house (Class C3).

Drawing Nos: PL-201; PL-202; PL-203; PL-204 REV A; PL-205 REV A; PL-206 REVA; PL-207 REV A; PL-208; Design and Access Statement; DAS Appendix 1.

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 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 PL-201; PL-202; PL-203; PL-204 REV A; PL-205 REV A; PL-206 REVA; PL-207 REV A; PL-208; Design and Access Statement; DAS Appendix 1.

Reason:

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

- 4 The roof of the extension hereby permitted 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 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

Delegated Report (Member Briefing)		Analysis sheet N/A		Expiry Date: 28/10/2016	
				Consultation Expiry Date: 27/09/2016	
Officer Helaina Farthing			Application Number(s) 2016/4784/P		
Application Address The Cottage 28 Eton Avenue London NW3 3HL			Drawing Numbers See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey extension 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	22	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>A site notice was displayed from 06/09/2016, expiring 27/09/2016 and a public notice was published in the Ham & High from the 09/09/2016.</p> <p>Two responses were received:</p> <p><i>Owner of 26 Lancaster Grove:</i></p> <ol style="list-style-type: none"> 1. Object to the proposed paving to the rear garden with regards to impact on wildlife and flood water run-off. <p><i>Officer's Response</i></p> <ol style="list-style-type: none"> 1. <i>The comments were taken into consideration and the relevant paving has been removed from the scheme.</i> <p><i>Belsize Residents Association:</i></p> <ol style="list-style-type: none"> 1. The cottage itself is an extension of the original building and extending further in the proposed manner would result in an incoherent assembly of built forms. The rendered flat-roof block, with the tall bay window and a raised roof lantern is not reflective of the host building and is stylistically inappropriate nor is it a simple contemporary extension; 2. The proposed extension reduces the existing garden to a suburban patio, which is out of scale with the main building. <p><i>Officer's Response</i></p> <ol style="list-style-type: none"> 1. <i>Since original submission the scheme has been amended to reflect the host building. The use of the render has been eliminated from the scheme to create a more stylistically appropriate extension;</i> 2. <i>The extension will still enable approximately 80m² of private amenity space to be retained, this is considered to be acceptable.</i> 					
CAAC/Local groups comments: Belsize CAAC	<p><i>Belsize CAAC:</i></p> <ol style="list-style-type: none"> 1. Object to the single storey rear extension, which is an extension on an extension; 2. Considers extension too large. <p><i>Officer's Response:</i></p> <ol style="list-style-type: none"> 1. <i>The rear extension has been amended to be reduced in size from the original proposal;</i> 2. <i>The use of materials has been amended to match the host dwelling.</i> 					

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Site Description

The site is large detached residential building, originally a single dwelling, now extended and converted into nine flats. The site is located on the south side of Eton Avenue. 'The Cottage' is a modestly sized two/three bedroom duplex flat at the rear of the property, occupying approximately half of the overall rear elevation. The surrounding area primarily consists of residential development, characterised by large private amenity space at the ground level.

The property is located within the Belsize Conservation Area. Although the property is not a listed building, it is listed as a positive contributor in the Belsize Conservation Area Statement (2003).

The property sits between two similar sized buildings, 26 and 30 Eton Avenue, both of which are Grade II listed buildings.

Relevant History

PL/8501098/R2 – 28 Eton Avenue – Conversion and extension to provide nine self-contained flats - *Granted (30/09/1985).*

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)

Belsize Conservation Area Statement (2003)

Assessment

1.0 Proposal

Original Proposal

- 1.1 Planning permission is sought for a single storey extension to the rear of an existing extension relating to 28 Eton Avenue.
- 1.2 The proposed single storey ground floor extension will extend approximately 3m further than the end of the existing rear extension (approximately 80m²) of garden space is to remain.
- 1.3 The ground floor extension will have a height of 3.1m.
- 1.4 The materials of the extension are proposed to be white render with white powder coated aluminium casement doors with fixed side panels.

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 height (approximately 2.9m) and width (approximately 4.4m) of the extension, which will result in approximately 80m² of garden space remaining (up from 75m²).
 - Removal of white render and the introduction of a further aluminium door.
 - Removal of paving.

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 Eton Avenue lies the dwelling houses nos. 22 – 32, which have steep hipped roofs, gable over bays, prominent chimneys, rendering and tile hanging. Together with the listed buildings on the opposite side of the road (nos. 31, 37 and 39) these form an enclave of Arts and Crafts influenced development along the street. In this instance the two neighbouring properties either side of the application site Grade II listed buildings.
- 2.4 The proposed extension to the rear of 'the cottage', at a height of 2.9m and depth of 3m would be subordinate to the host dwelling. Given the depth of the extension, it would

enable considerable private amenity space to be retained (approximately 80m²). The CAAC's and other objections raised concern that the extension is proposed on an existing extension granted in 1985. However, it is considered that whilst the proposal would be an extension to an existing extension, both extensions will still remain subservient to the host dwelling.

2.5 The proposed materials would match the existing by the use of aluminium framed windows that align with the existing windows on the rear façade, which is considered to be acceptable.

2.6 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

2.7 Due 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."

2.8 Given the proposed extension's size and location and the positioning to the adjoining properties, 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 2.9m in height and is projecting 3m further from the existing extension.

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 14th of November 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'.