

Delegated Report		Analysis sheet	Expiry Date:	28/12/2016
			Consultation Expiry Date:	01/12/2016
Officer			Application Number(s)	
Helaina Farthing			2016/6020/P	
Application Address			Drawing Numbers	
30 Harmood Street London NW1 8DJ			00101-00100 Rev C; 00101-00101 Rev C; 00101-00102 Rev F; 00101-00104 Rev A; 00101-00103 Rev B; Design and Access Statement dated October 2016.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of ground floor and first floor infill extension to the rear; second floor extension to the rear; the creation of a terrace at both first and second floor; and two new roof lights (Class C3).				
Recommendation(s):		1. Refuse Planning permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>A site notice was displayed from 09/11/2016, expiring on the 01/12/2016 and a public notice was published in the Ham & High from the 30/11/2016.</p> <p>Two objections were received</p> <p><i>Owner and Occupier of 32 Harmood Road</i></p> <ol style="list-style-type: none"> 1. The proposed rear extension does not take into account the character and appearance of the conservation area or its surroundings; 2. The proposed rear extension is insensitively and inappropriately designed; 3. The proposal would cause a loss of amenity to adjacent properties. <p><i>Response</i></p> <ol style="list-style-type: none"> 1. See sections 3.3, 3.4, 3.5, 3.6 and 3.7; 2. See sections 3.3, 3.4, 3.5, 3.6 and 3.7; 3. See section 4.2. <p><i>Owner and Occupier of 28 Harmood Road</i></p> <ol style="list-style-type: none"> 1. The proposed balcony and terrace would result in loss of amenity <p><i>Response</i></p> <ol style="list-style-type: none"> 1. See section 4.2 					
CAAC/Local groups comments: N/A	No CAAC					

Site Description

The application site is a two storey end of terrace property located on the eastern side of Harmood Street.

The surrounding area primarily consists of residential development. In particular, No's 14-34 along Harmood Street forms a terrace of two-storey houses on the east side of the street at the junction with Clarence Way and Harmood Street.

The property is not listed; it is located in the Harmood Street Conservation Area and is listed as making a positive contribution to the conservation area. The rear of the property is visible from public views on Clarence Way.

Relevant History

34 Harmood Street

October 2016 – **HH Refused** - Removal of existing second floor mansard roof extension and replacement mansard addition to the rear of the existing dwelling house at second floor level (Class C3); 2016/4754/P.

June 2013 – **HH Refused** – Erection of Mansard Roof Extension to residential house (Class C3); 2013/2299/P.

April 2013 – **HH Granted** - Erection of a single storey rear extension as a replacement of existing to single dwelling house (Class C3); 2013/0730/P.

26 Harmood Street

August 2011 – **HH Granted** – Erection of ground and first floor infill extension and second floor extension to the rear of the existing dwelling house (Class C3); 2011/2448/P.

22 Harmood Street

October 1982 - **PP Granted** - The construction of a roof extension; ref. 34752

18 Harmood Street

May 2009 – **PP Granted** – Erection of a rear extension at second floor level on top of the existing back addition with access to a terrace and the erection of a first floor rear infill extension; alterations to the window at roof level, to the side elevation, in relation to dwelling house (Class C3); 2009/1532/P.

Relevant policies

National and Regional Policy

National Planning Policy Framework (2012)

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

CPG1 Design (2015; Section 2, 3, 4 and 5)
CPG2 Housing (2015; Section 4)
CPG6 Amenity (2011; Section 2,3,4,5,6 and 9)

Harmood Street Conservation Area Appraisal and Management Strategy (September 2005) (Paragraph 3.7)

Assessment

1.0 Proposal

1.1 Planning permission is sought for an infill ground and first floor extension and a second floor extension at the rear of the property. The second floor extension would utilise an existing storage cupboard within the roof. Two roof lights are proposed within the existing butterfly roof.

1.2 The application previously included roof terraces on both the first floor level and second floor level, the scheme has been amended to remove both of these originally proposed terraces. Further to this, there has been a change in the material to the second floor extension to dark zinc.

2.0 Assessment

2.1 The main planning considerations relate to:

- Design (principle of development and detailed design);
- The impact of the proposal on the amenity of neighbouring occupiers.

3.0 Design

3.1 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.

3.2 On the east side of Harmood Street lies 11 terraces houses nos. 14 – 34. Whilst the terrace has been subject to alteration, these alterations are restricted; with the exception of no. 18, no. 22 and no. 26, to the ground and first floor levels. Given the positioning of the application site, the rear of the terrace is visible from both Clarence Way and Harmood Grove, therefore the impact on both the terrace and wider conservation is an important consideration.

3.3 The proposal has been designed to replicate the scale and bulk of the extension at no. 26 Harmood Street that was approved in August 2011 (ref: 2011/2448/P). The proposal has three components; a ground infill extension; a first floor extension and a second floor extension.

3.4 The proposed ground floor extension resulting in the creation of a full width rear extension is considered to be acceptable in principle. The scale of the proposed ground floor would not adversely impact, and therefore preserve, the character and appearance of the conservation area. Given the positioning, there would be limited public views of the ground floor extension and would comply with the relevant development framework policies.

3.5 It is stated in the Guidelines section of the Harmood Street Conservation Area Statement (adopted 2005) that '*The infilling of yards and rear spaces between buildings will generally be unacceptable*

(CB26).’ While this is generally the case, it is considered that at this particular property that the principle of a lightweight extension at first floor level is acceptable. In this case the proposed extension would be setback from the building line of the rear outrigger. The use of full height glazing is supported, however no details have been provided of the roofing material. Ideally this should also be glazed, however a slim profiled standing seam metal roof may also be considered acceptable.

3.6 With regards to the second floor extension, the applicant has made comparisons with second floor extensions approved at no. 18 and no. 26 Harmood Street in the Design and Access Statement. It is accepted that there is a precedent for this form of development further along Harmood Street away from Clarence Way, however this form of extension at second floor level is considered to have caused harm to the character and appearance of the conservation area due its lack of subservience and due to the fact that the overall height projects above the eaves line. While a development no. 26 has been permitted under 2011/2448/P this does not create a precedent for other developments to come forward. That development, now constructed, is considered harmful and existing harm does not justify further harm. In addition, the proposal here can be differentiated on the facts as it is considered more detrimental due to the visibility from Clarence Way.

3.7 Moreover, it is also important to note that paragraph 4.13 of CPG1 notes that extensions of higher than a single storey shall be one full storey below the eaves/parapet level will be strongly discouraged. The proposed extension would not be set a storey below the eaves and would therefore be contrary to the guidelines set out in CPG1. The purpose of setting an extension one storey below the eaves is to ensure it respects the proportions and character of the parent building as required by DP24. It is considered the proposal would fail to respect the proportions of the parent building and would therefore not accord with DP24.

3.8 Unlike many other properties within the Harmood Street Conservation Area, the rear of no.30 Harmood Street does not benefit from screening from public views as a result of blocks of terraced properties; the rear of no.30 Harmood Street at the upper level is highly visible from Clarence Way. The proposed extension at second floor level is considered to be overly dominant to an extent that it would result in a harmful impact on both the host property and the wider character and appearance of the Harmood Street Conservation Area. While there has been some changes to the existing pattern of the rear of properties on this section of Harmood Street, there is a discernible pattern of two storey outriggers with mono-pitched roofs. This pattern would be harmed through the proposed development and is therefore not acceptable in principle.

3.0 The proposed installation of rooflights within the existing butterfly roof is considered to be acceptable and would not cause harm to the wider conservation area.

3.10 Section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013 requires for buildings in conservation areas that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. It is considered that this proposal would harm the character and appearance of the conservation area and this heritage asset.

Detailed Design

3.11 1 Policy CS14 aims to ensure the highest design standards for developments. Policy DP24 states that the Council will require all developments to be of the highest standard of design and respect the character, setting, form and scale of neighbouring properties and the character and proportions of the existing building.

3.12 In addition to the principle of the scheme being unacceptable, the detailed design and form of the proposed second floor extension is also considered inappropriate. The use of the zinc cladding at the second floor extension creates an incongruous addition that is uncharacteristic of the wider terrace. Furthermore, the form and size of the addition itself would result in a bulky and uncharacteristic rear elevation. Overall, the extension is therefore not considered to comply with general design advice in

the CAS nor the CPG.

4.0 Amenity

4.1 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."

4.2 Given the location of the extension and position to the surrounding properties, the proposal is not considered to harm the amenity of neighbouring properties in terms of access to sunlight, daylight, visual bulk, sense of enclosure or privacy.

5.0 Conclusion

5.1 The proposal is considered to detract from the appearance of the host building. It would be out of keeping with the terrace buildings within this group of properties and would fail to preserve or enhance the character and appearance of the Harmood Street Conservation Area and is subsequently harmful to the Conservation Area.

6.0 Recommendation

6.1 Refuse planning permission