

Delegated Report		Analysis sheet	Expiry Date:	09/03/2017
		N/A / attached	Consultation Expiry Date:	14/02/2017
Officer			Application Number(s)	
Kristina Smith			2016/6075/P	
Application Address			Drawing Numbers	
Flat D 158 Camden High Street London NW1 0NE			See Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey rear extension at third floor level on existing terrace				
Recommendation(s):		Refuse planning permission		
Application Type:		Full Planning Permission		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				
Consultations				
Summary of consultation responses:		<u>A site notice was displayed between 24/01/2017 and 14/02/2017</u> <u>A press advert was published between 19/01/2017 and 09/02/2017</u> No responses		
Camden Town CAAC		No response		

Site Description

The application site is situated on the east side of Camden High Street close to the junction with Kentish Town Road and Parkway. The property is a five storey mid-terrace building in commercial use at basement and ground floor level with residential above. The application refers to Flat D, a three storey maisonette at second, third and loft level.

The property is not listed but is located within Camden Town Conservation Area. The Camden Town Conservation Area Appraisal identifies the application site as a positive contributor.

Relevant History

2016/2034/P - Erection of single storey rear extension at third floor level on existing terrace. **Refused 08/07/2016**

2009/5084/P - Additions and alterations to include a two storey rear extension at first and second floor level, extension at roof level, conversion of existing maisonette and flat to create three self-contained flats (2x1bed and 1x2bed) at first and second floor level and one self-contained maisonette (1x3bed) at third and proposed fourth floor level (Use Class C3), rear terraces at first, third and roof level, new roof light on rear roof slope. **Granted (Subject to s106) 23/02/2010**

2007/5029/P – Change of use of the basement and ground floors from retail (Class A1) to restaurant/cafe (Class A3) including the installation of a new shop front and the erection of a ventilation flue on the rear elevation. **Withdrawn 28/03/2009.**

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework (2012)

Paragraphs 12, 14, 17, 56-66, 126-141.

London Plan 2016

Policies 3.4, 3.5, 7.4, 7.6 and 7.8

Local Development Framework

Core Strategy (2011)

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

Development Policies (2011)

DP2 – Making full use of Camden's capacity for housing

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG 1 – Design (2015) – Section 4

CPG 2 – Housing (2015) – Section 4

CPG 6 – Amenity (2011) – Section 6 & 7

Camden Town conservation area appraisal and management strategy (2007)

Assessment

1.0 Proposal

1.1 The applicant seeks planning permission for:

- Erection of single storey rear extension at third floor level on existing terrace

1.2 The main issues to consider in this case are as follows:

- Design and heritage;
- Impact on the amenity of adjoining occupiers;
- Standard of accommodation.

2.0 Design and Heritage

2.1 A previous application (ref. 2016/2034/P) for a rear extension at third floor level was recently refused at the application site on the grounds that its design, bulk, scale and location on a terrace of properties with largely unimpaired rear elevations at upper level, would be detrimental to the character and appearance of the building and the terrace as a whole. Although the overall bulk and scale has been slightly reduced it is not considered that the revised proposal overcomes the previous reason for refusal.

2.2 Policy DP24 (Securing high quality design) requires that all developments, including alterations and extensions to existing buildings, will be expected to consider:

- a) the character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed.

2.3 Policy DP25 also notes that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. It is considered that the addition of bulk in this location would be to the detriment of the host building and conservation area as outlined below.

2.4 With specific regard to rear extensions, CPG1 (Design) sets out a number of criteria that rear extensions should accord with. The relevant points include:

- It must be secondary to the host building in scale and proportion;
- Respect and preserve the architectural period and style;
- Respect and preserve the historic pattern of the surrounding area;
- Not cause a loss of amenity to adjacent properties;
- Allow for the retention of a reasonably sized garden (or amenity space).

2.5 The rear extension would be part width extension measuring 3.75m wide by 4.75m deep and 2.1m high. Full width extensions are generally resisted by CPG1 (Design) to ensure they are secondary to the host building. Furthermore, paragraph 4.13 of CPG1 (Design) strongly discourages rear extensions higher than one full storey below the eaves in order to keep them subordinate to the host building. The extension would be located at third floor level and would be located only half a storey below the eaves. It is therefore considered that the extension would appear as an excessively bulky addition that is out of character with the pattern of rear development along this terrace.

2.6 The extension would be located above an existing two storey rear extension (2009/5084/P) which was considered to be acceptable as it is sympathetic to the host building and in-keeping with existing development to the rear along the terrace, namely the two storey rear extensions at both adjoining properties. The cumulative impact of the proposed extension above the existing two storey extension at first and second floor level would overwhelm the host building and disrupt the balance of

development to the rear elevation.

2.7 The extension would not be seen from the front elevation and as such would have no detrimental impact on the streetscene however it would have a negative impact on the rear elevation which is largely unaltered at this level and visible from multiple private views from rear windows and terraces on Greenland Place. This is particularly significant given its location in the Camden Town Conservation Area.

2.8 In terms of detailed design the extension is considered acceptable as it would comprise a single timber sash window to match the windows on the rest of the rear elevation. This does not overcome the in principle objection.

3.0 Impact on the amenity of adjoining occupiers;

3.1 By virtue of the nature and location of the development it is not considered there would be an adverse impact on the amenity of surrounding occupiers.

4.0 Standard of accommodation

4.1 The proposed extension would provide the flat with an extra 16.5 sqm of floorspace for an additional bedroom with ensuite. The internal headroom of the new bedroom would only be 1.9m which is considered to be insufficient, especially for a habitable room.

5.0 Recommendation

5.1 Refuse planning permission