

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>03/04/2017</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>08/03/2017</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Charlotte Meynell			2017/0192/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat C 4 South Villas London NW1 9BS			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of single storey rear extension, part excavation of rear garden to create rear patio and installation of 2 x new side windows and 2 x handrails to front steps at lower ground floor level. Installation of rear roof terrace at upper ground floor level. Erection of single storey outbuilding in rear garden for use ancillary to lower and upper ground floor flat.					
<b>Recommendation(s):</b>		Grant Conditional Planning Permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p><u>A site notice was displayed on 10/02/2017 and expired on 03/03/2017.</u> <u>A press notice was advertised on 16/02/2017 and expired on 09/03/2017.</u></p> <p>In response to the proposal, objections were received from No. 3 South Villas, Garden Flat No. 3 South Villas, 39 Rossendale Way and 37 Cantelowes Road.</p> <p>Objections were made on the following grounds:</p> <ul style="list-style-type: none"><li>Any major structural work may risk undermining the foundations of the adjoining building No. 3 South Villas and causing structural problems <i>(As the proposal does not involve excavation works below the property it is unlikely to impact upon the stability of the foundations of neighbouring properties. Matters concerning structural stability of load bearing walls will be addressed through Building Regulations)</i>;</li><li>Proposed extension is not in keeping with the characteristics of the conservation area <i>(see paragraphs 3.1-3.5 of the report)</i>;</li><li>Proposed extension will be visible from Cantelowes Road and the height should be lowered to the height of the existing boundary wall <i>(see paragraphs 3.1-3.5 of the report)</i>;</li><li>Proposed extension and outbuilding will cover almost half of the rear garden, this will harm the character of the area <i>(see paragraph 3.7 of the report)</i>;</li><li>Proposed roof terrace will effectively provide a viewing platform into the upper ground floor bedrooms at No. 3, which is a huge invasion of privacy <i>(see paragraphs 3.4 and 4.1 of the report)</i>;</li><li>The tree report does not address the protection of the birch tree at No. 3 which is subject to a tree preservation order, and protection of this tree should be a condition of planning <i>(The neighbouring birch tree is not subject to a TPO. See paragraph 5.1 of the report)</i>;</li><li>The mass and bulk of the outbuilding will create an eyesore for flats in Cantelowes Road <i>(see paragraphs 3.6-3.8 and 4.3 of the report)</i>;</li><li>Design of outbuilding is not sympathetic to location within conservation area <i>(see paragraphs 3.6-3.8 of the report)</i>;</li><li>Plans do not address bin storage needs to the front of the property (the proposal does not include the creation of a new unit and so there is not a requirement to provide new refuse storage).</li></ul>			
Camden Square CAAC comments:	No response received.			

## Site Description

The subject site is a lower ground and ground floor flat within a three-storey plus lower ground floor level semi-detached property, situated on the south-eastern side of South Villas.

The property is not listed but is located within the Camden Square Conservation Area and is identified as a positive contributor.

## Relevant History

### Flat C, 4 South Villas

No relevant planning history.

### Basement Flat, 3 South Villas

**2011/2124/P** - Erection of a garden room and shed at rear of garden (following demolition of wooden shed) and erection of a single storey lean-to on the rear elevation of existing flat (Class C3). **Granted 11/07/2011**

### 5 South Villas

**2013/1908/P** - Erection of a lower ground floor conservatory to the rear elevation in connection with the use as a residential dwelling (Class C3). **Granted 23/05/2013**

## Relevant policies

### **National Planning Policy Framework (2012)**

### **London Plan 2016**

### **LDF Core Strategy and Development Policies**

CS1 Distribution of growth

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**

CPG1 Design (2015)

CPG6 Amenity (2011)

Camden Square Conservation Area Appraisal and Management Strategy (2011)

### **Camden Local Plan Submission Draft 2016**

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

G1 Delivery and location of growth

A1 Managing the impact of development

H1 Maximising housing supply

H3 Protecting existing homes

H7 Large and small homes

D1 Design

D2 Heritage

## Assessment

### 1.0 Proposal

1.1 The applicant seeks permission for the following:

- Erection of single storey rear extension measuring 6.5m in width, 4.0m in depth, and 3.0m in height to a flat roof. The extension would incorporate a roof terrace at upper ground floor level measuring 1.1m in depth, 4.0m in width and set in 1.4m from the boundary with the adjoining neighbour No. 3 South Villas.
- Erection of single storey rear outbuilding measuring 6.4m in width, 3.9m in depth, and 2.5m in height to the rear, rising to a maximum height of 3.0m to the front.
- Part excavation of rear garden by 0.6m to accommodate rear extension and new rear sunken patio.
- Installation of 2 x new lower ground floor side windows, which would be timber framed and obscure glazed.
- Installation of 2 x front handrails along steps and wall leading to lower ground floor flat.

### 2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Camden Square Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers);
- Trees (the impact of the proposal on trees within and adjoining the application site).

### 3.0 Design

#### Rear extension

- 3.1 The proposed rear extension is considered to be of a modest scale in keeping with the general pattern of development in the area. It would not be visible from the public realm or street scene along South Villas due to its location to the rear of the property, and whilst there may be potential limited visibility of the extension from Cantelowes Road to the west, this would mostly be obscured by vegetation and existing rear extensions, which thereby limits the impact of the proposal on the character and appearance of the wider area.
- 3.2 There have been a significant number of single storey rear extensions to the properties along this side of South Villas, but there is no uniform style or pattern of development to which the proposed development could adhere. Both properties adjoining the application site have single storey rear extensions, but these differ from one another significantly in form and appearance.
- 3.3 The proposed extension would be of a simple design, constructed in London yellow stock brick to match the host building, with two flush rooflights to the flat roof and steel framed full-height glazing to the rear fenestration. The use of these materials is considered acceptable for a rear, lower ground floor location and would not appear incongruent with the host building.
- 3.4 The proposed extension includes the provision of a roof terrace at upper ground floor level, to the middle of the flat roof. The roof terrace would be set in 1.4m from the boundary with No. 3 South Villas, and 1.4m from the flank wall of No. 4, and would be enclosed by 1.0m high black painted metal railings. There is an existing upper ground floor rear roof terrace of a similar size at No. 3 which has the same boundary treatment, and so the proposed roof terrace is considered

acceptable in design terms.

3.5 By virtue of its form, scale, detailing and proportions, the proposed rear extension would be sympathetic to the host building. It would be subordinate to the host dwelling and would respect and preserve the property's character and existing architectural features, and the character and appearance of the Camden Square Conservation Area.

#### Rear outbuilding

3.6 The outbuilding would be of a simple design constructed in weatherboard with the appearance of natural timber cladding. The traditional design and modest scale of the outbuilding would not detract from the main property and is considered appropriate for the location at the rear of the garden.

3.7 The proposed outbuilding and rear extension combined would reduce the existing rear garden from approximately 131sqm to 66sqm. However, the garden would still be a reasonably sized and usable space and it is considered that the outbuilding would be a subservient addition to the host property and rear garden.

3.8 Due to the location of the outbuilding to the rear of the rear garden and screened by the existing larger adjacent outbuilding at No. 3, the outbuilding would not be visible from the public realm and is therefore not considered to be harmful to the character or appearance of the host property or the Camden Square Conservation Area.

#### Other alterations

3.9 The proposed 2 x new lower ground floor side windows are considered acceptable in design terms given their size, materials and positioning.

3.10 There is an existing handrail installed to the upper and lower ground floor entrance steps at the front of the property. The installation of an additional handrail to the steps leading to lower ground floor level and along the lower ground floor front garden wall would be obscured from view by the front boundary wall and would thus not have an adverse impact on the character and appearance of the host building or the conservation area.

### **4.0 Amenity**

4.1 No. 3 which is the other part of the semi-detached pair to No. 4, has a 2.3m deep glazed lean-to extension along the boundary with No. 4. The proposed extension would be 0.6m higher than the existing adjacent extension, but given the location of the proposed rear extension set in by 0.3m from the boundary with No. 3, it is not considered that the proposal would significantly harm the amenity of neighbouring occupiers in terms of loss of daylight, sunlight or outlook. A privacy screen to the proposed roof terrace at upper ground floor level is not considered necessary in this instance as the location and limited depth of the roof terrace would not result in views into neighbouring habitable rooms, and would thus not result in a loss of privacy to the occupants of No. 3. A condition would be attached to any consent which would require that only the area specifically shown on the approved plans as an external roof terrace should be used for such purposes, in order to prevent overlooking from the use of the remaining flat roof of the rear extension as a roof terrace.

4.2 The flank building line of No. 4 is set in 1.0m from the boundary with No. 5, which also benefits from a single storey rear extension with a depth of 4.1m, and as such the proposed rear extension is not considered to have a significant impact on the amenity of adjoining occupiers of No. 5 in terms of loss of daylight, sunlight, outlook or privacy.

4.3 By virtue of the nature and location of the outbuilding, screened by the existing side and rear fencing and vegetation and the existing larger outbuilding adjacent to the proposal in the rear garden of No. 3, it is not considered that it would cause any adverse impacts on the amenity of adjoining residential

occupiers in terms of loss of daylight, sunlight, outlook or privacy.

- 4.4 The proposed new lower ground floor side windows would not impact on the privacy of the neighbouring property No. 5 as they would face the flank wall of No. 5 and would be obscure glazed.

## **5.0 Trees**

- 5.1 A small birch tree in the rear garden of the property would be removed to facilitate development of the outbuilding. The Council's Tree Officer has assessed the submitted Arboricultural Report and has confirmed that this tree is of minimal visibility from the public realm, is of poor form and is considered not to significantly contribute to the character of this part of the conservation area. A condition would be attached to the consent which would require the planting of a replacement tree prior to the end of the next planting season, in accordance with the submission and approval of replanting details.

- 5.2 All other trees included in the arboricultural report are offsite and would not be affected by the proposed development. The proposals are supported from an arboricultural perspective and no tree protection details are required to be submitted.

## **6.0 Use**

- 6.1 In terms of the use of the proposed outbuilding, a condition would be attached to any consent which requires that the outbuilding be used for purposes incidental to the residential use of the main house.

## **7.0 Conclusion**

- 7.1 The proposed development is considered acceptable in terms of both design and impact in terms of amenity. The development is deemed consistent with the objectives and policies identified above.
- 7.2 Grant Conditional Planning Permission.

### **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 27<sup>th</sup> March 2017, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***