

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>13/04/2017</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>05/04/2017</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Robert Lester			2017/0918/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat A 25 King Henry's Road London NW3 3QP			See draft decision	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Construction of first floor rear extension on existing terrace, single storey rear extension (following the demolition of the existing conservatory) and external alterations including the installation of patio doors to the rear and new access with glass canopy to the front.				
<b>Recommendation(s):</b>	<b>Refuse Planning Permission</b>			
<b>Application Type:</b>	<b>Full Planning Permission</b>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>A site notice was erected on the 15/03/2017. The consultation period expired on the 05/04/2017.</p> <p>1 responses was received (1 support) with the following points:</p> <ul style="list-style-type: none"> <li>The first floor extension would remove the existing first floor terrace which would reduce overlooking.</li> </ul> <p><i>Officer response: Please refer to the amenity section of the following report for a response to these points.</i></p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p>Primrose Hill CAAC</p> <p>“We note that this property adjoins the current conservation area: we have reviewed it in the light of its impact on the conservation area and on the neighbours.</p> <p>In terms of the impact on the conservation area, the boundary of the CA currently abuts the application property on the boundary with Leeder House, 6 Erskine Road. We advise that the addition at the first floor to the rear would harm the sense of openness between the rear of the King Henry’s Road terrace and Leeder House. This openness is important to the sense of scale and distinction of the original Organ factory and its residential neighbours, and is characteristic of the conservation area.</p> <p>In terms of the impact on the neighbours, we observe that the first floor addition is almost due south of the neighbours at 23 and would be expected to have a significant effect on the amenity of neighbours, their daylight and sunlight.”</p> <p><i>Officer response: Please refer to the design and amenity sections of the following report for a response to these points.</i></p>					

## Site Description

The application site is located at 25 King Henry's Road, Primrose Hill, which is a 4 storey mid-terraced townhouse converted into 3 flats.

The application relates to flat A which occupies the lower and upper ground floors of the property. This flat has an existing single storey rear extension at lower ground floor level with an existing terrace above together with an adjoining single storey rear conservatory extension.

The property is designated as a locally listed building (together with the other properties on this terrace).

The property is located adjacent to the Primrose Hill Conservation Area (the boundary adjoins the rear garden at Leeder House and the rear of the property is also visible from Erskine Road to the west).

## Relevant History

- 33366 - The erection of a single storey extension at the rear for residential purposes - Granted - 17/02/1982.
- 35764 - The erection of a single storey extension at the rear for residential purposes – Granted - 06/04/1983.
- External alteration and the erection of a rear extension at ground-floor level in connection with the formation of a self-contained bedsitting unit in the rear of the ground-floor – Refused - 07/01/1988.
- 9003148 - The erection of an extension at rear first floor level as shown on two unnumbered drawings – Granted - 04/07/1990.
- 9500554 - Erection of a single storey lean to conservatory at rear lower ground floor level in connection with the conversion of the ground and lower ground floors into one maisonette – Granted - 22/06/1995.
- 9401798 - Erection of a 2-storey rear extension – Withdrawn - 13/02/1995.
- 2011/4656/P - Replacement of windows and doors at lower ground and ground level to residential flat (Class C3) - Refused - 18/11/2011
- 2017/0917/P - Construction of single storey rear extension (following the demolition of the existing conservatory) and the installation of patio doors to the rear – Pending.

## Relevant policies

### 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 Local Plan 2016 Submission Draft

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 ended 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.

A1 Managing the impact of development

D1 Design

D2 Heritage

## Camden Planning Guidance

CPG 1 (Design) 2015  
CPG6 (Amenity) 2011

## Primrose Hill Conservation Area Statement (2000)

The London Plan (2016)  
The NPPF 2012

### Assessment

#### 1. Proposed Development

1.1 The development proposed the construction of first floor rear extension on the existing terrace, a single storey rear extension following the demolition of the existing conservatory and external alterations including the installation of patio doors to the rear and new access with glass canopy to the front.

#### 2. Design and Heritage

2.1 In accordance with policies CS14 and DP24 all developments, including alterations and extensions to existing buildings need to be of the highest standard of design with consideration given to the character, setting, context and the form and scale of neighbouring buildings; the character and proportions of the existing building and the quality of materials to be used. In accordance with policies D1 states that the Council will seek to secure high quality design in development, requiring development that respects local context and character and preserves or enhances the historic environment and heritage assets. Policies DP25 and D2 seek to preserve and enhance important elements of local character in order to maintain the character of the conservation areas.

##### *First Floor Rear Extension*

2.2 The proposed first floor rear extension would be sited above the existing single storey rear extension on the existing terrace and would have a depth of 3 m, width of 5.2 m and height of 3.2 (increasing the height of the existing extension to 6 m). The extension would have a flat roof with rooflight, brickwork to match the existing and glazed double doors with glass balustrade.

2.3 Two storey (and first floor) rear extensions are not characteristic of this western part of the terrace on King Henry's Road. The far eastern part of the terrace contains some two storey rear extensions but are not considered to be a part of the immediate character setting for this site. The site is located at the western end of the terrace and the rear elevation of the property is visible from the adjacent Erskine Road. The site is also located adjacent to the Primrose Hill Conservation Area which abuts the south western site boundary; the rear part of the site is visible from the conservation area, particularly from Erskine Road to the west.

2.4 It is considered that the proposed first floor rear extension would be visible from Erskine Road to the west of the site and from properties to the south including Leeder House (both locations within the conservation area). The extension with a depth of 3 m and height of 3.2 above existing terrace level (6 m in height in total from ground level) would appear as a visually obtrusive and prominent addition to the property from these vantage points and would also result in a visual impact on the gap between the King Henry's Road terrace and the adjacent Leeder House (within the conservation area to the rear). There is only a 6 m gap between the rear elevation of the application property and the adjacent Leeder House and the proposed extension would reduce this gap to 3 m therefore harming the sense of openness and separation between the properties. The proposed extension by reason of its siting, scale and bulk would therefore harm the setting and character of the adjacent conservation contrary

to policies CS14, DP24, DP25, D1, D2 and the NPPF. It is noted that the existing adjacent contemporary glazed box at no. 27 is inset, allowing the sense of openness behind the houses to be appreciated; whereas the proposal would result in a substantially greater impact. Furthermore, the proposed first floor rear extension would also fail to respect and preserve the original design and proportions of the building and the pattern of the established townscape of the surrounding area (as noted in para 2.3 two storey rear extensions are not characteristic of the western part of this terrace). It is noted that the extensions would be well below roof eaves/parapet level; however this is not considered sufficient to overcome the above harm caused to the character of the building, terrace and adjacent conservation area.

2.5 The proposed single storey rear extension would be sited on the north eastern part of the rear elevation following the demolition of the existing conservatory extension with a depth of 3 m, width of 2.6 m and height of 2.8 m. The proposed rear extension would match the scale and design of the existing single storey rear extension and the replacement doors would be a sympathetic alteration to the building. Overall, the development would not harm the character of this locally listed building or adjacent conservation area.

### *Canopy Extension*

2.6 The proposed front canopy would be located above the entrance door at lower ground floor level to the side (east) of the raised entrance staircase. This property is locally listed and is described as an intact and relatively unaltered group of high architectural quality and fine consistent townscape. The addition of a canopy to the raised staircase is an incongruous feature on the raised staircase and would not preserve the character of the terrace contrary to development policies CS14 and DP25.

2.7 The replacement glazed doors to the rear at lower ground floor level would not harm the character of the building and are supported.

## **3. Amenity Impact**

3.1 Policy DP26 states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include visual privacy, overshadowing, outlook, sunlight and daylight.

3.2 The proposed first floor rear extension would be sited on the boundary with the adjacent property to the west at no. 27 King Henry's Road. It would have a depth of 3 m and height of 3.2 m. This is a 4.3 m projection beyond no. 27 as that property is set back by 1.2 from the rear building line of no. 25. There is an adjacent window (to a large study room) on the rear elevation of no. 27 at upper ground floor level. Although the affected room also has a window on the front elevation, the proposed extension by reasons of its scale, location right on the boundary and projection beyond this window would appear as an overbearing extension which would increase the level of enclosure of no. 27 to the detriment of the residents. The 2.8 m set off the boundary with no. 23 would mean that there is no amenity impact on that property.

3.3 The single storey rear extension would result in no amenity impact on adjacent properties.

3.4 It is noted that neighbours have commented regarding the existing terrace. However this is not a part of this application which is for a single storey rear extension only. It has existed for over 4 years and is therefore lawful (there is photo evidence to prove this). The change in the internal layout to move the kitchen to the first floor could be completed without permission and therefore the potential increase in the use of the terrace is not a material consideration. The impact of the terrace is not a consideration on this application.

## **4. Conclusion**

4.1 The proposed first floor rear extension by reason of its siting, scale and bulk would appear as a visually obtrusive and prominent addition to the property which would harm the setting and character of the building, terrace and adjacent conservation area contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, policies D1 and D2 of the London Borough of Camden Local Plan Submission Draft, The London Plan and NPPF.

4.2 The proposed front canopy extension by reason of its position and design would appear as an incongruous feature on the raised staircase to this property which would harm the character of this locally listed building and terrace contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, policies D1 and D2 of the London Borough of Camden Local Plan Submission Draft, The London Plan and NPPF.

4.3 The proposed first floor rear extension by reason of its siting, scale and bulk would appear as a visually obtrusive and prominent addition to the property which would result in increased enclosure of the adjacent property to the west to the detriment of its residential amenity contrary to policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policies DP26 of the London Borough of Camden Local Development Framework Development Policies, policy A1 of the London Borough of Camden Local Plan Submission Draft, The London Plan and NPPF.

policies CS5, DP26 and A1.