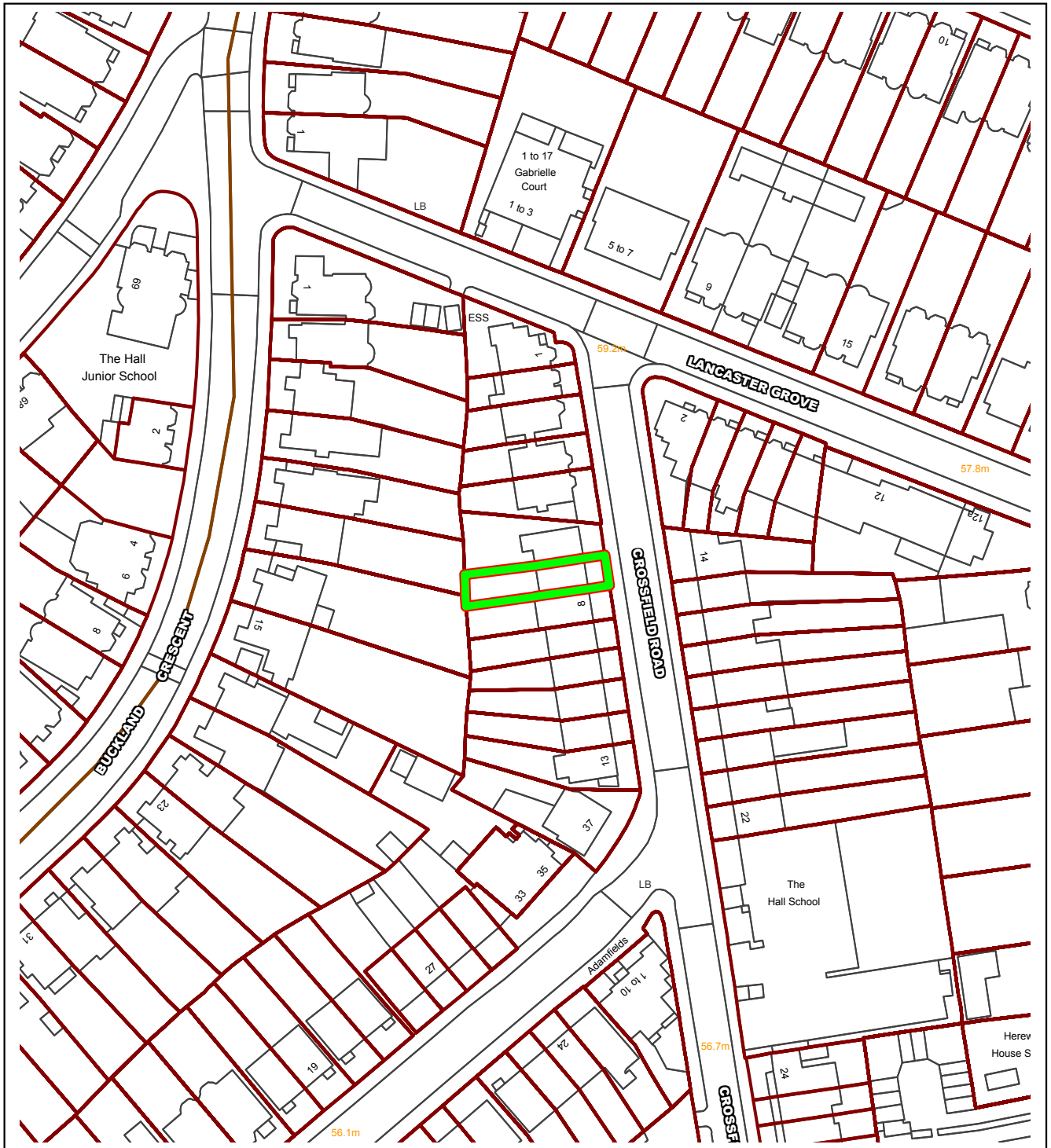


7 Crossfield Road 2017/1082/P



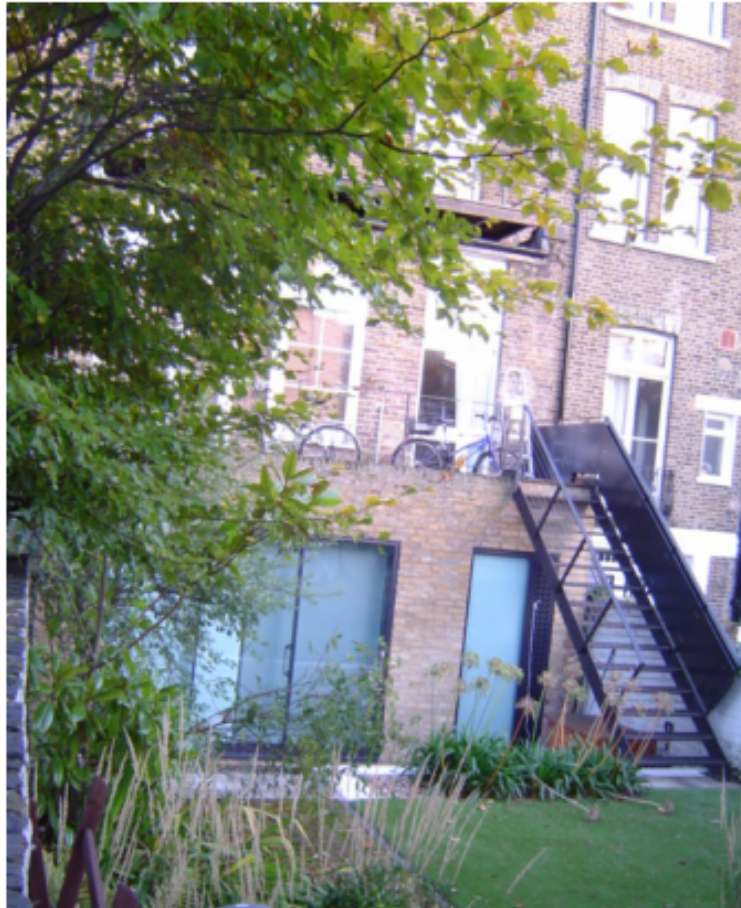
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Rear of application building



Existing staircase adjacent to the boundary with no.8



Existing rear extension and roof terrace at no.8



Rear elevations of the terrace



Rear of no.6



Aerial view of nos. 6 (to the left) to 13 (consecutive)

Delegated Report		Analysis sheet		Expiry Date:		20/04/2017	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		13/04/2017	
Officer				Application Number(s)			
Laura Hazelton				2017/1082/P			
Application Address				Drawing Numbers			
7 Crossfield Road Basement Flat London NW3 4NS				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single-storey rear extension to lower ground floor level with roof terrace above with balustrade and replacement of stairs to rear garden; replacement of 3 x single glazed windows to front elevation and 1 x window to the rear with matching double glazed replacements.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		2 site notices were displayed outside 7 Crossfield Road and 11/13 Buckland Crescent between 17/03/2017 and 07/04/2017 and the application was advertised in the local press on 23/03/2017 (expiring 13/04/2017). No responses were received from neighbouring residents.					
CAAC/Local groups* comments: *Please Specify		The Belsize Conservation Area Advisory Committee (CAAC) objected on the following grounds: <ul style="list-style-type: none"> Rooflight may cause light pollution to upper and adjoining flats (<i>see section 5.3</i>). Object to increased area of hardstanding (<i>see section 4.6</i>). 					

Site Description

The site is a three storey plus basement mid-terrace property on the west side of Crossfield Road in a predominantly residential area.

The property is divided into four flats and this application relates to the lower ground floor flat. The property has an Article 4 Direction affecting the front elevation.

The application building is not listed, but sits within the Belsize Conservation Area.

Relevant History

Application site

2013/5752/P - Erection of single-storey rear extension to lower ground floor level with roof terrace above with balustrade and replacement of stairs to rear garden (Class C3). Granted following review at Members Briefing on 05/02/2014.

8 Crossfield Road (next door)

2005/4416/P - Erection of a single-storey rear extension at lower ground floor level to enlarge the existing self-contained flat. Granted 09/12/2005.

2005/4996/P - Erection of a garden level rear extension, partly under an existing projecting ground floor rear extension, plus roof terrace above with access staircase to garden, to an existing self-contained flat. Granted 16/01/2006.

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Supplementary Planning Guidance

CPG1 (Design) 2015

CPG6 (Amenity) 2011

Belsize Conservation Area Statement 2002

Draft Camden Local Plan

The Camden Local Plan was formally submitted to the government for public examination in summer 2016. Following the public hearings, the Council is consulting on Main Modifications to the Local Plan. Following the

Inspector's report into the examination, which is expected in early-mid April 2017, policies in the Local Plan should be given substantial weight. Adoption of the Local Plan by the Council is anticipated in June or July. At that point the Local Plan will become a formal part of Camden's development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.

The following policies are considered to be relevant:

G1 Delivery and location of growth
A1 Managing the impact of development
D1 Design
D2 Heritage

Assessment

1.0 Background

1.1 The current application seeks planning permission to renew an expired consent which was granted under reference 2013/5752/P on 05/02/2014. The previous scheme was revised to overcome case officer's concerns over design and overlooking issues, and the current application is identical to the revised and approved scheme.

2.0 Proposal

2.1 Planning permission is sought for the erection of a full width single storey rear extension with a roof terrace above and timber framed window and sliding doors to the rear elevation. The proposed extension would measure 2.7m in height and 2.6m in depth with a rooflight measuring 2.5m x 0.9m. The roof of the extension would be used as a terrace by the ground floor flat above and would have traditional metal railings surrounding it.

2.2 The existing staircase would be replaced with a similar one to maintain the access from the ground floor to the rear garden.

3.0 Assessment

3.1 The principle planning considerations are considered to be as follows:

- Design (impact on the character and appearance of the host building and Belsize Conservation Area); and
- Impact on neighbouring amenity.

4.0 Design

4.1 Policy CS14 aims to ensure the highest design standards from developments. This is supported by Policy DP24 which requires all development, including alterations and extensions to be of the highest standard of design and to respect the character, setting, form and scale of the host building and neighbouring properties. Policy DP25 seeks to preserve and enhance the character and appearance of conservation areas.

4.2 Section 4 of CPG1 provides advice regarding the construction of rear extensions and advises that development should be secondary to the building being extended in terms of location, form, scale, proportions, dimensions and detailing. The Council's guidance does not put a specific limitation on the width of the rear extensions as long as rear extensions are subordinate to the host building and respect the established pattern of development in the area.

4.3 Many of the properties in this terrace have full width single storey rear extensions with similar dimensions to the proposed extension (e.g. nos. 6, 8 and 11). It is noted that both of the adjoining properties (nos. 6 and 8) have full width lower ground floor extensions with roof terraces above. The proposed 2.6m deep lower ground floor extension would be shallower than the existing lower ground floor extension at no. 8 which is 3.3m in depth. Its height is also very slightly lower than the extension at no.8. The proposed extension with roof terrace would keep this pattern of development and would be subordinate to the existing building. The existing high

boundary walls would help to screen the extension from neighbouring properties.

4.4 The extension would be constructed of matching brickwork to the host building and would feature traditional timber-framed windows and doors with metal railings around the terrace. The use of traditional materials and detailing would ensure the extension was a sympathetic and complementary addition to the host building and wider terrace.

4.5 The proposal would retain a reasonably sized rear garden area to provide adequate outside amenity space and maintain the open character of the rear gardens in this area.

4.6 An objection was received regarding the increased area of hardstanding in the rear garden. The lower ground floor flat currently has access to a small fenced-off area of garden which is mostly decking with flower beds to the rear. Due to the construction of the extension, the area of decking would actually be reduced. The remainder of the garden to the rear of the site (accessed by the upper ground floor flat) remains unaltered. This is not considered a significant increase in hardstanding and is acceptable.

4.7 The proposal is considered to be acceptable in design terms as the proposed extension would be subservient to the existing building and respect the architectural style of the existing building and the development pattern of the surrounding area.

5.0 Amenity

5.1 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 for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, and implications on daylight and sunlight.

5.2 In terms of privacy, the proposed ground floor terrace would allow for some overlooking to the gardens of adjoining properties but this would not worsen the existing situation. The inclusion of a privacy screen above the boundary wall with no.6 would prevent overlooking from the roof terrace to the rear windows of that property. No.8 has an existing ground floor level terrace and a first floor extension. The proposal would not significantly worsen the existing overlooking between no.8 and the application property.

5.3 An objection has been received on the grounds that the proposed rooflight would result in light pollution to the upper and neighbouring flats. It is recommended that the rooflight be obscure glazed, not only to diffuse the light emitted but to prevent overlooking between the lower ground floor flat and the upper ground floor flat which would have use of the roof terrace area. The existing boundary walls and privacy screen would also minimise light from the rooflight reaching the neighbouring properties.

6.0 Conclusion

6.1 The proposal would not harm the character and appearance of the conservation area. Subject to a safeguarding condition for the privacy screen and obscure glazing to the rooflight, the proposal is not considered to unduly harm the amenities of neighbouring residents.

7.0 Recommendation

7.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th April 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 and search for 'Members Briefing'.

Mr Guy Orr
7, Crossfield Road
Basement Flat
London
NW3 4NS

Application Ref: **2017/1082/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

13 April 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**7
Crossfield Road
Basement Flat
London
NW3 4NS**

DECISION

Proposal:

Erection of single-storey rear extension to lower ground floor level with roof terrace above with balustrade and replacement of stairs to rear garden; replacement of 3 x single glazed windows to front elevation and 1 x window to the rear with matching double glazed replacements.

Drawing Nos: FAR_001, FAR_002, FAR_101 Rev.B, FAR_110, FAR_120, FAR_201 Rev. E, FAR_210 Rev.B, FAR_220 Rev.B.

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.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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 policies 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: FAR_001, FAR_002, FAR_101 Rev.B, FAR_110, FAR_120, FAR_201 Rev. E, FAR_210 Rev.B, FAR_220 Rev.B.

Reason:

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

- 4 The proposed 1.8m high screening above the roof terrace (at ground floor level) located above the shared boundary wall with 6 Crossfield Road shown on drawings FAR_210B and FAR_220B shall be erected prior to commencement of use of the roof terrace and shall be permanently retained.

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.

- 5 The rooflight above the single storey rear extension hereby approved shall be obscure glazed and permanently maintained as such.

Reason: In order to prevent unreasonable light spill and 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 emerging London Borough of Camden 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.

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

Director of Regeneration and Planning