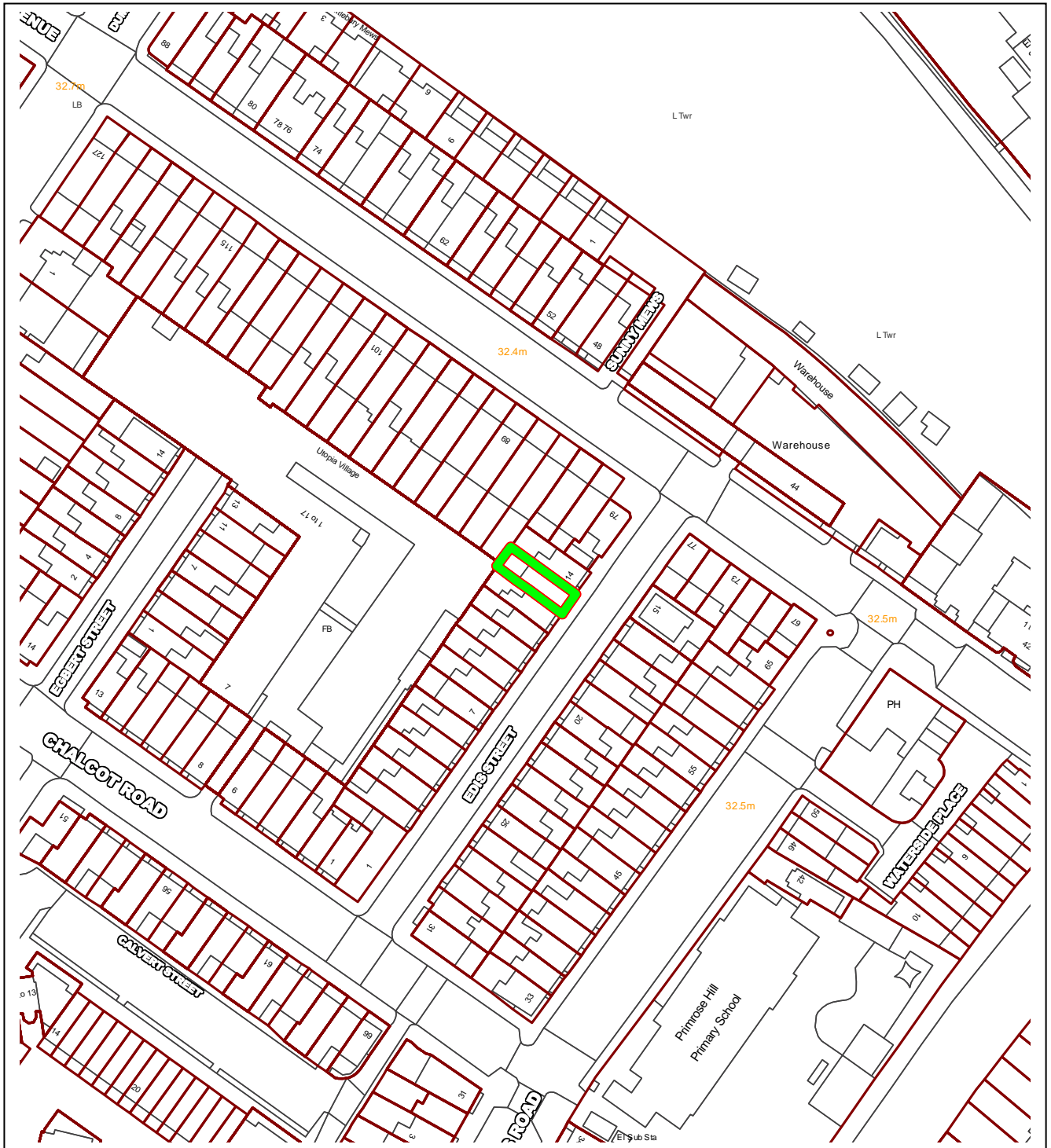


2017/0860/P – 13 Edis Street



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Site photographs

1. Rear elevation of No.13 and terrace of No.14



2. Lower ground rear elevation of No.13





3. Upper floors of No.13



4. Rear garden of No.13



5. Patio area of No.13



6. Rear elevations of neighbouring properties along Gloucester Avenue



7. Front lightwell area of No.13



Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		26/04/2017	
		N/A		Consultation Expiry Date:		30/03/2017	
Officer				Application Number			
Patrick Marfleet				2017/0860/P			
Application Address				Drawing Numbers			
Flat Lower Ground and Ground Floor, 13 Edis Street London NW1 8LG				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
External alterations including enlargement of single storey rear infill extension at upper ground floor level.							
Recommendation:		Grant conditional 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 No. electronic	02 02	No. of objections	02
Summary of consultation responses:		<p>Site notice: displayed from 09/03/2017 - 30/03/2017 Press notice: displayed from 02/03/2017 - 23/03/2017</p> <p>The neighbouring occupiers at 14 and 13 Edis Street objected to the application on the following grounds:</p> <ol style="list-style-type: none"> Proposed extension would be built higher than existing neighbouring terrace and require the removal of existing railings. The height of the proposed extension would have unacceptable impact on light and outlook from rear windows of upper floor flat. Proposal would involve significant work to re-route pipework and drainage to neighbouring properties. <p><u>Officer Comment</u></p> <ol style="list-style-type: none"> The proposed plans have been amended to ensure existing railings remain intact. Amenity impact of the proposal discussed in paragraph 2.3 of this report. Issues relating to the re-routing of pipework/household service as a result 					

of a development are a civil matter, not a material planning consideration.

CAAC/Local groups comments:

The Primrose Hill CAAC raise the following objection:

1. Proposal does not preserve or enhance the character of the conservation area. Extension would have appearance of conservatory at upper floor level.
2. A modest setting back of the proposed upper level and use of lighter framing to the glazing may help to create more contextual addition.

Officer Comment

1. The design and conservation impact of the proposal is discussed in paragraph 2.2 of this report.
2. The design and conservation impact of the proposal is discussed in paragraph 2.2 of this report.

Site Description

The application site relates to the upper/lower ground floor flat of a three storey plus basement mid terrace property that has been converted into two separate dwellings. A number of the properties in the surrounding area have been altered previously in the form of rear extensions of varying size and design, including the application site which has an existing glazed infill at upper/lower ground floor level.

The site is located within the Primrose Hill Conservation Area, it is not a listed building but is identified as making a positive contribution to the character of the conservation area.

Relevant History

None relevant to this application.

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

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 Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2013)

Camden Local Plan Submission Draft 2016

D1 (Design)

D2 (Heritage)

A1 (Managing the impact of development)

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.

Primrose Hill conservation area statement 2000

Assessment

1.0 PROPOSAL

1.1 Permission is sought for the enlargement of the of the existing rear infill extension at upper ground floor level to provide an additional bedroom to the upper/lower ground floor flat. The proposed extension would have a width of 2.2m, a depth of 2.9m, a maximum height of 3m and would be finished with traditional timber frame sash windows and lead roofing.

Permission is also sought for a number of other minor alterations to the property which include the replacement of the rear patio doors and kitchen window at lower ground floor level, lowering of the front lower ground floor window cill by 0.2m and lowering the floor level of the front vault area by 0.3 metres to provide additional headroom.

Revisions

1.2 Following resident and officer concerns regarding the part-removal of the decorative balustrade to the outdoor terrace area of the adjoining property at No.14, the applicant has submitted amended plans which show the extension having a lower roof profile that sits below the ridge of the party wall with No.14, ensuring the existing balustrading at the adjoining site remains intact.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants.

2.2 Design and Conservation

2.2.1 The 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.

2.2.2 The size, scale and bulk of the enlarged infill extension, when coupled with the existing lower ground floor element, is considered to represent a proportionate addition that would not detract from the character and setting of the host or neighbouring properties. Furthermore, its simple design and use of traditional timber framed sash windows would complement the appearance of the existing rear façade at the site and preserve the character of the surrounding conservation area.

2.2.3 Additionally, the enlargement and replacement of the front and lower ground floor windows with

timber framed sash windows and lowering of the front vaults area to provide increased floor to ceiling height are considered to be minor changes that would generally enhance the appearance of the existing dwelling.

2.2.4 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size and design of the proposal is not considered to have a significant impact on the character of the surrounding Primrose Hill conservation area.

2.3 Amenity of neighbouring residential occupants

2.3.1 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.

2.3.2 The size, scale, height and depth of the proposed extension would not have a significant impact on neighbouring amenity in terms of loss of light or outlook, particularly as it would not project beyond the rear elevation of the existing two storey structures at Nos. 13 and 14 Edis Street. Similarly, the windows of the proposed extensions would share the same outlook over the rear garden area at the site as the existing openings, ensuring no increased overlooking would occur as a result of the development.

3.0 Recommendation

3.1 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 Tuesday 2nd May 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'

Hugh Cullum
Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT

Application Ref: **2017/0860/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

25 April 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Flat Lower Ground and Ground Floor
13 Edis Street
London
NW1 8LG**

DECISION

Proposal: External alterations including enlargement of single storey rear infill extension at upper ground floor level.

Drawing Nos: ES013-P013 A, ES013-P012 B, ES013-P010 B, ES013-E015, ES013-P015, ES013-P014, ES013-E014, ES013-E011, ES013-E012, ES013-E013, ES013-E010, ES013-E002.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

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

Executive Director Supporting Communities



- 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 policy 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: ES013-P013 A, ES013-P012 B, ES013-P010 B, ES013-E015, ES013-P015, ES013-P014, ES013-E014, ES013-E011, ES013-E012, ES013-E013, ES013-E010, ES013-E002.

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

Informatives:

- 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 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

DRAFT

DECISION