

Delegated Report		Analysis sheet		Expiry Date:		15/06/2017	
		N/A / attached		Consultation Expiry Date:		08/06/2017	
Officer				Application Number(s)			
Kristina Smith				2017/2238/P			
Application Address				Drawing Numbers			
47 York Way LONDON N7 9QF				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey rear extension at second floor level							
Recommendation(s):		Refuse 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:		<u>A press advert was published between 18/05/2017 and 08/06/2017</u> <u>A site notice was displayed between 12/05/2017 and 02/06/2017</u> No responses					
CAAC/Local groups* comments: *Please Specify		Camden Square CAAC - No response					

Site Description

The application site is a three storey mid-terrace property on the western site of York Way in use as two self-contained units (and pending a decision to convert into three flats - refer to planning history). The application site comprises an original two storey rear closet wing extension, common to the vast majority of properties along this side of the street. The property backs on to the rear of properties along the east side of Marquis Road.

The building is not listed; however, is located in the Camden Square Conservation Area and is identified to as a positive contributor for its group value as part of no's 37 to 61 York Way.

Relevant History

Application site

2016/6828/P - Conversion of two units to provide 3 self-contained units (1x2-bed; 2x1-bed) (C3); erection of single storey rear infill extension at ground floor level. **Pending decision but recommendation to Grant subject to a Section 106 Legal Agreement**

24307 - Change of use, including works of conversion, to form a self-contained flat and a self-contained maisonette including the provision of a roof terrace above the existing two-storey back addition. **Conditional 05/08/1977**

No's 35 and 37 York Way

8602300 - Change of use and works of conversion to provide six 1-bedroom flats including the erection of rear extensions at second-floor level **Granted 26/02/1987**

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework (2012)

National Planning Practice Guidance

The 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

Supplementary Planning Guidance (updated July 2015)

Camden Planning Guidance

CPG1 – Design (2015) – chapter 4

CPG6 – Amenity (2011) – chapter 6

Camden Square Conservation Area Appraisal and Management Strategy (2011) (CAAMS)

Emerging Local Plan

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

The Local Plan policies relevant to the proposals are:

A1 – Managing the impact of development;

D1 - Design

D2 - Heritage

Assessment

1. Proposal

1.1 The applicant seeks planning permission for:

- Erection of single storey rear extension at second floor level

2. Assessment

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

- Design and impact on host building and the Camden Square Conservation Area
- Amenity

2.3. Design and conservation

2.3.1 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.

2.3.2 Furthermore, by virtue of the site being located with the Camden Square conservation area, the Council has a statutory duty, under section 72 (Conservation Areas) of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. This is reflected in policy DP25 (Conserving Camden's Heritage) which seeks to only permit development within conservation areas that preserves and enhances the character and appearance of the area.

2.3.3 In relation to the heights of rear extensions, CPG1 (paragraph 4.12 - 4.13) requires the height to respect the existing pattern of rear extensions where they exist. The guidance continues to state that in most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged. The proposed extension would result in the two storey closet wing being three stories in height. Along this side of York Way there is a very strong pattern of two storey rear closet wings and therefore the proposed extension would interrupt this rhythm to the detriment of the building group and wider conservation area. Furthermore, the proposed extension would be situated only half a storey below eaves height rather than the recommended full storey, resulting in the loss of the subordinate relationship with the host property.

2.3.4 The only exceptions to the uniform two storey closet wings along the terrace are the two properties at the end of the terrace (no's 37 and 39 York Way), which have three storey closet wings. The works were consented historically in 1987 under now outdated design and conservation policy and prior to the adoption of the conservation area appraisal and management strategy. Furthermore, these extensions are not perceived to be as disruptive and harmful as a mid-terrace location would not, as the additional closet wing height at the end of the terrace appears to 'bookend' the building group.

2.3.5 The additional bulk at this height is also perceived to have a harmful visual impact on the completely unimpaired run of valley roofs along the wider building group. This would be contrary to CPG1 (para 4.10) which requires rear extensions to respect the original design and architectural features of properties. Aside from the aforementioned properties at the end of the terrace, there are no other extensions at this height.

2.3.6 In terms of detailed design, matching brickwork with white render and timber sash windows are proposed which is considered to be acceptable; however, this would not overcome the fact that the principle of the

proposal is unacceptable.

2.4 Amenity

2.4.1 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. This includes privacy, outlook and implications on daylight and sunlight.

2.4.2 The proposal is likely to have some impact on the daylight and sunlight received to the terrace and associated second floor door of no.49; however as the terrace has good outlook in other directions and the door serves the stairs this would not constitute a reason for refusal. The second floor rear window at no.49 is located a sufficient distance away from the bulk of the new extension and so it is unlikely the extension would impact on daylight/ sunlight levels to an unacceptable degree

2.4.3 The extension is also likely to have an impact on the daylight received by the rear first floor window at the application site as it would fail the 25 degree test as referred to in CPG 6 (para 6.7). In the absence of a BRE daylight/sunlight assessment, the applicant has failed to demonstrate the impact would be acceptable. Given that the property is not south facing, it is unlikely that sunlight levels would be substantially reduced and so the reason for refusal is on daylight grounds only. The affected window currently serves a bedroom and in the event of the application for a conversion to 3 flats being granted, would serve a living room/kitchen. These are both habitable rooms that the Council would seek to protect in accordance with CPG 6 (para 6.6).

4. Recommendation

4.1 Refuse planning permission.