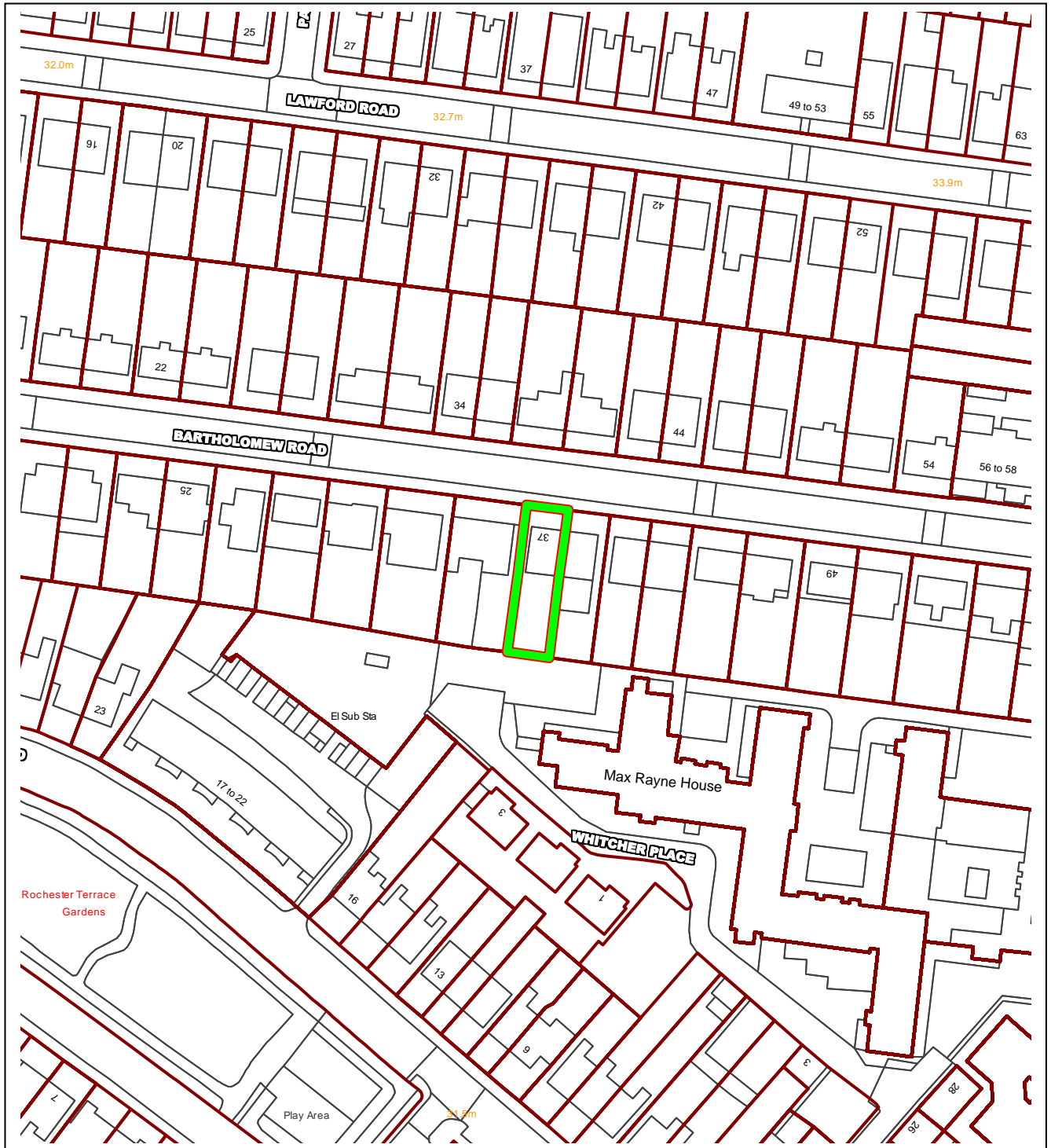


2017/1248/P 37 Bartholomew Road



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Photo 1 - Rear Elevation



Photo 2 - Rear Elevation (including no. 39)



Photo 3 – Rear Elevation (including no 35).



Photo 4 - Rear Garden



Photo 5 - Side of Property



Photo 6 - Front of Property

Delegated Report		Analysis sheet		Expiry Date:		22/05/2017	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		27/04/2017	
Officer				Application Number(s)			
Robert Lester				2017/1248/P			
Application Address				Drawing Numbers			
Flat A 37 Bartholomew Road London NW5 2AH				See Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey rear extension to ground floor flat							
Recommendation(s):		Grant Conditional Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	0	No. of objections	0
Summary of consultation responses:		A site notice was erected on the 05/04/2017 and a press notice was placed in the local newspaper on the 06/04/2017. The consultation period expired on the 27/04/2017. No responses were received.					
CAAC/Local groups* comments: *Please Specify		<u>Bartholomew CAAC</u> The application should be assessed together with application 2017/1517/P for an outbuilding at this site, which would result in the loss of 25% of the garden. The development would constitute an overdevelopment of the site and garden. Neighbours should be consulted on this application. <i>Case Officer's Response: This application has been amended: the side extension has been removed, the rear extension has been reduced in depth and the size of the outbuilding on application 2017/1517/P has been reduced. It is considered that the amended scheme would not result in the overdevelopment of the site. Public consultation was undertaken in accordance with Council procedures including a site notice and a press notice.</i>					

Site Description

The application site is the lower ground floor flat at no. 37 Bartholomew Road, Kentish Town. The building is a 3 storey Victorian semi-detached building containing 2 flats located on the south side of Bartholomew Road. The property has a large rear garden, which is used exclusively by the lower ground floor flat.

The site is located within the Bartholomew Estate Conservation Area but contains no listed buildings.

Relevant History

G12/20X/20330 - Conversion into a self-contained 1-bedroom flat on the ground floor and a self-contained 4-bedroom maisonette on the first and second floors – Granted with Conditions - 11/04/1975.

2010/0889/P - Installation of replacement doors on rear elevation of ground floor flat (Class C3) Granted - 21/04/2010.

2017/1517/P - Erection of detached outbuilding to rear garden of ground floor flat (Class C3) Pending.

Relevant policies

National Planning Framework (2012)

The London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 Design (2015).

CPG 6 Amenity (2011)

Bartholomew Estate Conservation Area Appraisal and Management Strategy (2000)

Assessment

1. Proposal

1.1 The application proposes the erection of a single storey rear extension to the ground floor flat measuring 3m depth, 6.8m width and 3m height. The extension would be constructed from London stock brick with aluminium framed bi-folding doors and a flat green roof.

1.2 This application was amended since it was originally submitted. The previously proposed single storey side extension was removed from the scheme and the single storey rear extension was reduced in depth from 4m to 3m. to reflect the depth of the neighbouring extension.

2. Design

2.1. Local Plan Policies D1 and D2 require development to respect local context and character and preserve or enhance the character of Conservation Areas. Camden CPG1 Design requires rear extensions to be secondary to the building being extended; to respect and preserve the original design of the building and to respect and preserve the historic pattern and established townscape of the surrounding area. The Bartholomew Estate Conservation Area Statement requires rear extensions to be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. It goes on to state that extensions should be as unobtrusive as possible and should not adversely affect the character of the building or Conservation Area.

2.2 The application property is a lower ground floor flat contained within a 3 storey Victorian building. The site has a large garden with a depth of 17 m and area of 170 sq.m. Single storey rear extensions are a part of the established character of Bartholomew Road including the adjacent property at no. 39.

2.3 The proposed single storey rear extension with a depth of 3m and height of 3m would be subordinate to the subject building. The extension has been revised by a reduction in depth from 4m to 3m in order to provide a more suitable scale of development for this site and conservation area and be similar to the depth of the neighbouring extension at no. 39. The extension would extend the full width of the property, but would not project or wrap around to the side of the property (as originally proposed), therefore it would not harm the original form and layout of the building. The extension would be 0.5m deeper than the neighbouring extension at no. 39; however that extension only measures 2.5m depth due to the small garden at that property and the difference would not unbalance this pair of properties, particularly considering the fact that the extension at no. 39 is set off the boundary. Single storey rear extensions of this scale are common on Bartholomew Road and therefore the proposed extension is considered to be in keeping with the established character of the area and would not harm the conservation area.

2.4 The extension would be constructed from stock brick, which would harmonise well with the existing building. The proposed powder coated aluminium doors would be a suitable high quality contemporary element of the design. The extension would also incorporate a green roof which would help to preserve the open character and biodiversity of the garden

2.4 The proposed rear extension and the outbuilding in application 2017/1517/P would have an area of 48 sq.m, which equates to 28% of the garden area. However, this built footprint is not considered to constitute an overdevelopment of the site and both the rear extension and outbuilding would have green roofs, which would help to maintain the open character and biodiversity value of the garden.

2.5 The proposal is considered to preserve the character and appearance of the conservation area. 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.

3. Amenity

3.1 Local Plan Policy A1 and Camden CPG1 Design seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

3.2 The proposed single storey rear extension would only project by 0.5 beyond the extension at no.39 which is set off the boundary and would also be set off the side boundary with no. 35 by 2 m. This relationship with neighbouring properties would mean that the proposed rear extension would have no impact on the residential amenity of neighbours.

4. Conclusion

4.1 Overall, the proposed rear extension would be a subordinate addition, which would harmonise with the scale and design of the building and would preserve the character of the conservation area. It would also not harm the residential amenity of neighbouring properties.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th July 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'.

Jamie Shaw
Shaw Architecture Ltd
4 Pembroke Place
London
W8 6ET

Application Ref: **2017/1248/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

3 July 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
37 Bartholomew Road
London
NW5 2AH

DECISION

Proposal: Erection of single storey rear extension to ground floor flat
Drawing Nos: A 100A, EX 101A, EX 201A, EX 202A, A101B, A 102B, A201B, A202,

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.

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans A 100A, EX 101A, EX 201A, EX 202A, A101B, A 102B, A201B, A202,

Executive Director Supporting Communities



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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan.

- 4 Prior to the first occupation of the extension a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan.

- 5 The roof of the extension hereby permitted shall not be used as a roof terrace/balcony without prior consent in writing from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan

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 Noise and Licensing Enforcement Team, 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.

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