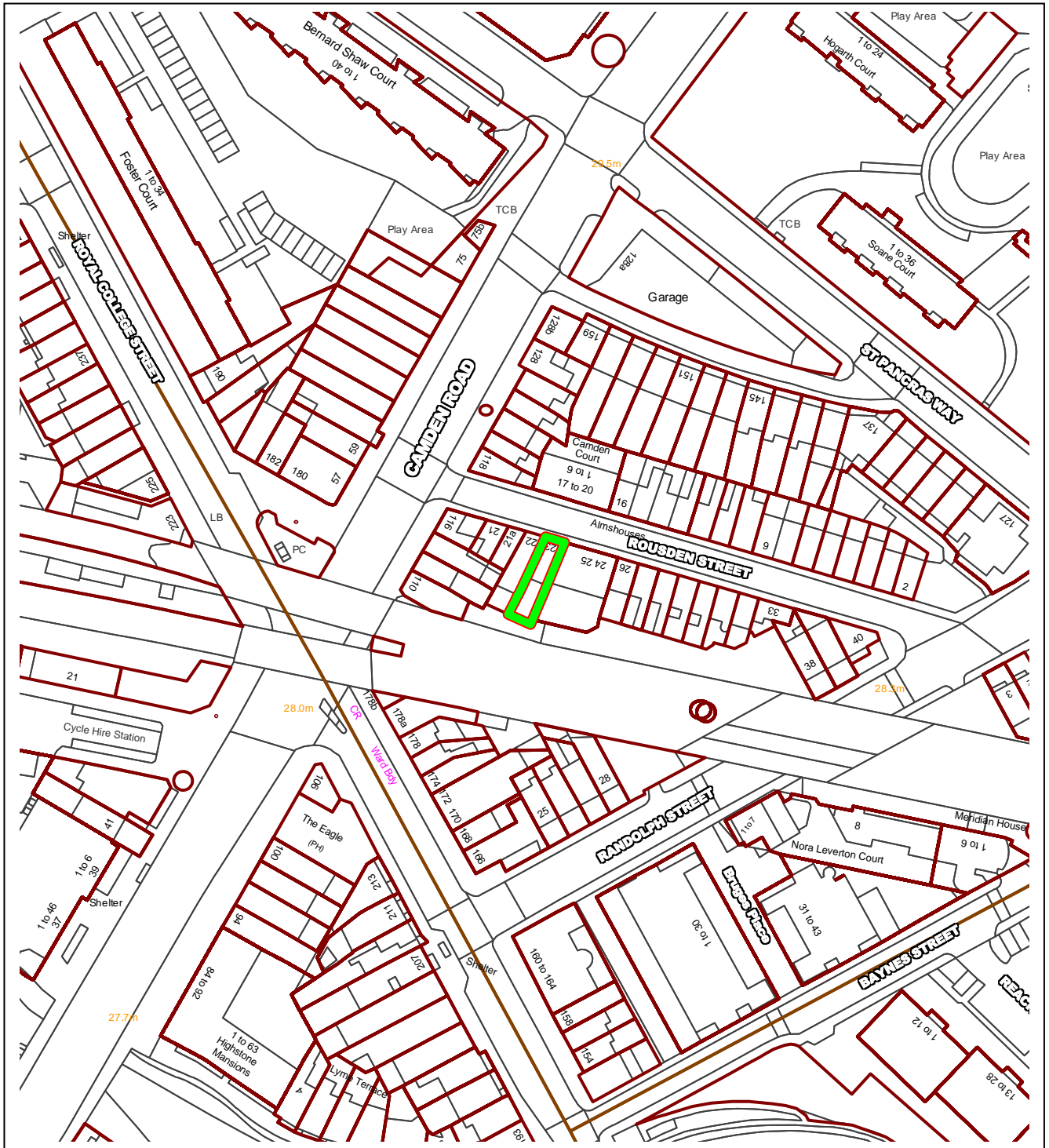


23 Rousden Street 2017/2554/P



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Delegated Report		Analysis sheet		Expiry Date:		19/07/2017	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		29/06/2017	
Officer				Application Number(s)			
Robert Lester				2017/2554/P			
Application Address				Drawing Numbers			
Flat 1 23 Rousden Street London NW1 0ST				See Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Construction of a single storey rear extension at ground floor level to ground/first floor maisonette (C3 use).							
Recommendation(s):		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	0	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>A site notice was erected on the 07/06/2017 and a press notice was placed in the local newspaper on the 08/06/2017. The consultation period expired on the 29/06/2017.</p> <p>No responses were received.</p>					
CAAC/Local groups comments:	<p><u>Camden Broadway CAAC – Objection</u></p> <p>The CAAC do not object to the principle of an extension. However, insufficient information was provided to assess the quality of the proposal and the impact on the conservation area. Addition information is needed including information on the existing rear garden, the proposed rear garden, proposed materials of extension (including images).</p> <p><i>Case Officer's Response: The applicant provided additional information on this application including photographs of the existing garden, details of the proposed grey-black powder coated aluminium framed glazing (including images) and details of the brick for the parapet works. The proposed glazed extension is considered to be subordinate to the subject property and the materials are considered to be high quality and would complement the subject building. The development would also retain an adequate garden area for the subject property and the extension would not result in an over-development of the garden area.</i></p>					

Site Description

The application site is the ground and first floor maisonette at 23 Rousden Street, Camden. The building is a 4 storey Victorian mid-terraced building containing 3 flats which is located on the south side of Rousden Street. There is a rear garden used exclusively by the ground and first floor maisonette. There is a railway viaduct to the south of the site.

The site is located within the Camden Broadway Conservation Area but contains no listed buildings.

Relevant History

H12/26/1/738 - The erection of a covered way to the rear - Granted - 03/09/1965.

H12/26/1/29942 - The continued use of the ground floor for office purposes – Temporary Permission 22/04/1980.

8700680 - Continued use of the ground-floor as offices – Granted - 24/02/1988

8802335 - Change of use of ground floor from office to residential use including the erection of a two-storey rear extension and a mansard roof to form two one bedroom self-contained flats on the second and third floors and a one two bedroom unit on the ground and first floors – Granted - 28/03/1990.

9401615 - Amendment to planning permission dated 03.04.90 (ref: 8802335) for change of use and roof and rear extension to provide a new rear roof terrace at second floor level and rear balcony at third floor level – Granted - 23/03/1995.

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)

Camden Broadway Conservation Area Appraisal and Management Strategy (2009).

Assessment

1. Proposal

1.1 The application proposes the erection of a single storey rear extension measuring 3.5m depth, 5.4m width and between 2.5 m - 3.m height with a mono-pitched roof. The extension would be constructed from black-grey coloured powder coated aluminium framed glazing. The development also includes minor alterations to the parapet on the existing wall on the east side of the rear garden. These works would provide an angled parapet following the pitched roof of the extension using matching bricks.

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 Camden Broadway Conservation Area Statement states that high quality design, appropriate scale, form and materials and high quality execution will be required of all new development, including extensions.

2.2 The application property is a ground and first floor maisonette contained within a 4 storey Victorian building. The proposed full-width single storey rear extension with a depth of 3.5 m and height of between 3 m – 2.5 m would be subordinate to the subject building. It would be commensurate with the scale of the rear extension at no. 22 and would not be as deep as the extensions approved at no 26, which was 4.3 m, or 28, which was full depth. Therefore, the layout and scale of the proposed extension is considered to be in keeping with the established character of the area.

2.3. The extension would be constructed from grey-black powder coated aluminium framed glazing, which would have a high quality contemporary design that would complement the building and conservation area. The extension would also not be highly visible outside the site due to the high side-boundary walls and high rear wall with the viaduct. The proposed minor alterations to the parapet wall on the south boundary using matching bricks would be in keeping with the character of the building.

2.4 The existing rear garden has a depth of 10 m and area of approximately 54 sq.m. The development would retain a garden area of approximately 35 sq. m (64% of the rear garden). The proposed built footprint is not considered to constitute an overdevelopment of the site.

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 not project higher than the boundary walls at the sides of the rear garden and would therefore have no amenity impact on neighbouring properties. The works to the parapet on top of the boundary wall on the east side of the rear boundary would be a minor change, which not result in a material impact on the neighbouring property.

4. Trees

4.1 The development proposes the removal of three small trees in the rear garden including a Lancewood tree, Bayleaf tree and a Fig tree. These are small trees, which do not contribute significantly to the visual amenity of the conservation area. As stated above, the rear garden of this property is not visible outside the site. It is therefore considered that the removal of these small trees would not affect the character of the conservation area.

5. Conclusion

5.1 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 17th 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'.

Mr Greg McEwan
Flat 1
23 Rousden Street
London
NW1 0ST

Application Ref: **2017/2554/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

12 July 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 1
23 Rousden Street
London
NW1 0ST

DECISION

Proposal:
Construction of a single storey rear extension at ground floor level to ground/first floor maisonette (C3 use).

Drawing Nos: OS Location Plan, Existing & Proposed Plans Elevations & Sections 1-4,
Existing & Proposed East Side Parapet Plan, Grey-Black Aluminium Framed Glazing
Images 1-3

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).

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans OS Location Plan, Existing & Proposed Plans Elevations & Sections 1-4, Existing & Proposed East Side Parapet Plan, Grey-Black Aluminium Framed Glazing Images 1-3.

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

- 3 Details of materials (framing, cladding and glazing) and colour finishes shall be submitted to and approved in writing by the local planning authority prior to the relevant part of the works. The development shall be implemented only in accordance with the approved details.

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 2017.

- 4 The roof of the extension hereby permitted shall not be used as amenity space 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 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (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