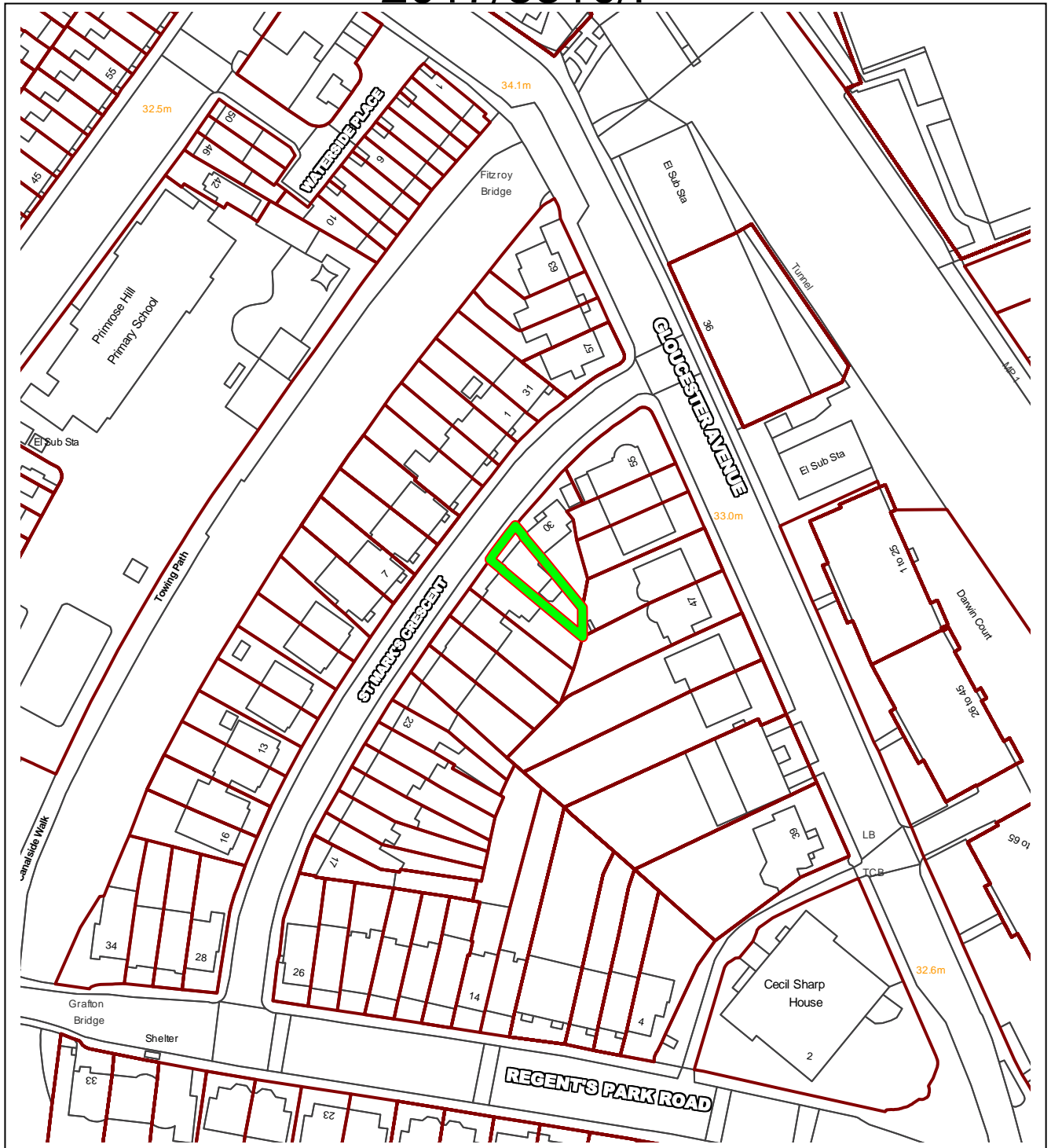


29 St Marks Crescent NW1 7TU- 2017/3310/P



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Photo 1- Existing Rear Conservatory



Photo 2- Rear Elevation Showing Side Return



Photo 3- Boundary on South Side

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	02/08/2017
		N/A		Consultation Expiry Date:	13/07/2017
Officer			Application Number(s)		
Tessa Craig			2017/3310/P		
Application Address			Drawing Numbers		
29 St Mark's Crescent London NW1 7TU			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of lower ground floor rear extension with roof terrace above (replacement conservatory). Erection of two storey side infill extension. Erection of lower ground floor extension in front elevation for utility storage. Installation of rooflight.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
	No. electronic	00		
Summary of consultation responses:	A press notice was advertised on 22/06/2017 and a site notice was displayed 16/06/2017-07/07/2017. No neighbouring responses were received.			
CAAC/Local groups* comments: *Please Specify	Primrose Hill CAAC- Building is a positive contributor to CA, with a visible rear elevation. The canted form is a response to the sites geometry. The proposal would do harm to the heritage elements. The side infill would diminish the separation between houses, harm the appearance of the canted rear wall and views of the rear wall, the rear extension would obscure the original plan form, the extension does not follow that at number 28 (see design section 2.2 and 2.3), the terrace would overlook neighbours (see amenity section 2.4 to 2.6) and overall be harmful to the character and appearance of the conservation area.			

Site Description

The subject property is located on the south-eastern side of St Marks Crescent and is a four storey terraced property (including lower ground level). The property is within the Primrose Hill Conservation Area and is listed as making a positive contribution in the relevant management strategy.

Relevant History

8701489- Erection of a single storey conservatory at the rear including external alterations. Granted, 09/03/1988.

Relevant policies

Camden Local Plan 2017

G1 Delivery and location of growth
A1 Managing the impact of development
A3 Protection, enhancement and management of biodiversity
A4 Noise and vibration
A5 Basements and Lightwells
D1 Design
D2 Heritage
T1 Prioritising walking, cycling and public transport
T2 Car-free development and limiting the availability of parking
T4 Promoting the sustainable movement of goods and materials

Camden Planning Guidance

CPG1 (Design) 1, 2, 3, 4 and 5
CPG6 (Amenity) 6 and 7

London Plan 2016

National Planning Policy Framework 2012

Primrose Hill Conservation Area Statement 2000

Assessment

1. Proposal

- 1.1. Planning permission is sought for the erection of a lower ground floor single storey rear extension to replace the existing conservatory. The extension is to be 3.1m high, 5.4m wide and 4.0m deep, built from a pale coloured brick with four white timber sliding doors. A new curved staircase is to provide access from the lower ground to ground level garden at the rear. The extension is to include a glazed walk on roof light. The lower ground floor extension is to include a roof terrace above it with timber framed doors from ground level for access and a 1.1m high metal balustrade with planter boxes at either end of the terrace and a staircase leading down to the lower ground garden level.
- 1.2. A two storey side infill extension is proposed which is 7.1m deep and curved. The infill is 1.5m wide at the widest point and 6.2m high. The curved outer wall is to be white render and shall include a glazed roof.
- 1.3. In the front of the property at lower ground level two small extensions are proposed to accommodate a W/C and bike store (where existing coal stores are located). The extension to accommodate the W/C and new lower ground entrance is 3.7sqm (1.9 wide by 2.2m deep and 3.1m high). The new entrance is to include a glazed door and small window serving the W/C. The extension for the bike store is 1.3sqm (2.4m wide by 0.6m deep and 3.1m high). The

extensions do not require any excavation.

2. Assessment

- 2.1. The main considerations in relation to this proposal are the proposed design and the impact on the conservation area and the impact on neighbours amenity.

Design and Impact on the Conservation Area

- 2.2. The proposed rear lower ground floor extension to replace the existing conservatory shall remain a subordinate addition to the four storey property. Whilst the applicant proposes contemporary materials (white brick) this is considered acceptable at lower ground level in the rear elevation.
- 2.3. The addition within the front lightwell is modestly sized and would not be overly noticeable from the streetscene.
- 2.4. With regards to the side infill extension, it is considered that the extension would clearly read as a later addition to the host building and that the canted wall shall still be read at the second and third floor. The use of glazing and white render on the external wall along with the sloped roof shall give the addition a more lightweight appearance. The proposal is therefore considered acceptable in terms of design and impact on the conservation area.

Amenity

- 2.5. The proposed lower ground floor rear extension is not considered harmful in terms of amenity. The extension does not exceed the height of the existing boundary fences and therefore there would be no loss of light or outlook. Whilst the extension includes glazed doors in the rear elevation, they are at lower ground level and would not create overlooking. Similarly, the extension within the front lightwell area would not cause loss of light, outlook or privacy due to the location at lower ground level.
- 2.6. The two storey side infill extension would be built in an area already in shadow from the existing main building. The infill extension would result in a flank wall against the boundary with 30 St Marks Crescent adjacent to the roof terrace at number 30. The wall would be 3.7m at the highest point and sloping down to 2.5m. The flank wall would be 1.5m closer to the terrace than the existing wall, however given the existing property is three storeys high adjacent to number 30 and that the wall slopes downwards to 2.5m, the impact on number 30 is considered acceptable.
- 2.7. The proposed terrace at ground floor level has the potential to create overlooking into neighbours properties. The applicant has proposed a 1.8m high privacy screen at both ends of the terrace to reduce overlooking. The details of the screening shall be submitted to the Council for approval and maintained in perpetuity. Given there are already views from the rear elevation windows at this level and that the screen shall be installed, the impact in terms of amenity is considered to be acceptable.
- 2.8. Given the position of the rooflight, there would be no overlooking issues.

3. Recommendation

- 3.1. 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 14th August 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'.

Miss Haniyyah Rashid
naganjohnson architects
2 Pontypool Place
London
SE1 8QF

Application Ref: **2017/3310/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

3 August 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**29 St Mark's Crescent
London
NW1 7TU**

DECISION

Proposal:

Erection of lower ground floor rear extension with roof terrace above (replacement conservatory). Erection of two storey side infill extension. Erection of lower ground floor extension in front elevation for utility storage. Installation of rooflight.

Drawing Nos: Design and Access Statement June 2017, StMC_P_001, StMC_P_010, StMC_P_011, StMC_P_012, StMC_P_015, StMC_P_016, StMC_P_020, StMC_P_021, StMC_P_100, StMC_P_101, StMC_P_106, StMC_P_110, StMC_P_111, StMC_P_112, StMC_P_120, StMC_P_121 and StMC_P_122.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement June 2017, StMC_P_001, StMC_P_010, StMC_P_011, StMC_P_012, StMC_P_015, StMC_P_016, StMC_P_020, StMC_P_021, StMC_P_100, StMC_P_101, StMC_P_106, StMC_P_110, StMC_P_111, StMC_P_112, StMC_P_120, StMC_P_121 and StMC_P_122.

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

- 4 A 1.8 metre high screen, details of which shall be submitted to and approved in writing by the local planning authority, shall be erected on both sides of the rear roof terrace prior to commencement of use of the balcony/roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the 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 search for 'environmental health' on the Camden website 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