

Delegated Report		Analysis sheet		Expiry Date:		12/09/2017	
		N/A / attached		Consultation Expiry Date:		14/09/2017	
Officer				Application Number(s)			
Emily Whittredge				2017/4124/P			
Application Address				Drawing Numbers			
15 St Mark's Crescent London NW1 7TS				Location Plan, 15SMC-SE-PLANNING.01, 15SMC-FP-PLANNING.02, 15SMC-RE-PLANNING.00, 15SMC-FP-EXISTING.02, 15SMC-RE-EXISTING.00, 15SMC-SE-EXISTING.01, Design & Access Statement			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of rear first floor window with single door and erection of balustrade to roof of bay window. Removal of existing first floor balustrade, and replacement of casement door with fanlight window.							
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>Site notice</u> – 08/09/2017 – 29/09/2017 <u>Press notice</u> – 24/08/2017 – 14/09/2017 No responses were received to site notices or press notice during the determination period.					
CAAC/Local groups comments:		The Primrose Hill CAAC was consulted by email on 17/08/2017 but did not make any representation.					

Site Description

The application relates to the upper flat of a semi-detached four-storey building within the Primrose Hill conservation area, which is one of a group of four consecutive pairs of semis featuring a largely symmetrical design. The site lies on the west side of St Mark's Crescent adjacent the Grand Union Canal. The site is visible from the canal towpath to the rear.

Relevant History

2017/1604/P - Replacement of rear first floor window with double doors and erection of balustrade to roof of bay window. – **Withdrawn decision 21/06/2017**

Lower Ground Flat, 15 St Mark's Crescent

2012/2515/P - Erection of a single storey rear extension with roof terrace over enclosed by metal railings and replacement of existing lower ground floor level front window with French doors and alterations to window at rear ground floor level all in connection with existing flat (Class 3). **Granted 09/07/2012**

Relevant policies

National Planning Policy Framework (2012)

The London Plan (2016)

Camden Local Plan (2017)

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

Camden Supplementary Planning Guidance

CGP1 (Design) (2015)

CPG6 (Amenity) (2011)

Primrose Hill Conservation Area Statement (2000)

Proposal

1.1 Planning permission is sought for alterations to the rear of the building, including:

- Replacement of the existing 6-over-6 timber sash window at first floor level with a single glazed door with glazing bars
- Erection of a 1.1m high metal balustrade to form a balcony over the ground floor bay window
- The removal of the existing first floor railings on the north corner and the replacement of the existing arch-headed access door with an arched sash window to match that on adjacent No. 16

2.0 Assessment

2.1 It is noted that the location of the bay window on the adjacent No. 16 St Mark's Crescent is incorrectly shown on the plans as offset from the windows above. The bay windows of both Nos. 15 and 16 are aligned with the windows above and symmetrical within the fenestration. The second floor window above the bay of No. 15 is an 8-over-8 sash window, but is shown as 6-over-6.

2.2 The material considerations for this application are summarised as follows:

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

2.3 Design and Conservation

2.3.1 The Council's design policies aim to achieve the highest standard of design in all developments. The following considerations contained within Local Plan Policy D1 are relevant to the application: the Council will require that development considers the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves or, where possible, enhances the character or appearance of the area'.

2.3.2 CPG1 design guidance recommends that alterations take into account the character and design of the property and surroundings; windows, doors and materials should complement the existing building.

2.3.3 The existing building and its attached neighbour form a balanced and attractive composition, of which the four sash windows and two bays play a key part. There have been a number of minor alterations and additions to the rears of the dwellings. These include two single storey extensions with roof terraces at lower ground floor level, the replacement of the arched window at no. 15 and the installation of railings to the north corner at the first floor, and the enlargement and replacement of the second floor level window to no. 16. Notwithstanding these alterations, the pair of dwellings appear largely symmetrical and intact.

2.3.4 One pair of semi-detached dwellings in the architectural group, Nos. 9 & 10, have been altered in a similar manner to that being proposed, with doors and decorative railings forming first floor balconies over the bay windows. There is no planning history for these alterations. The four other four dwellings in the group, Nos. 11 to 14, have not been altered in this way. These unaltered pairs are located nearest to the application property and as such there is a clear, largely unbroken, architectural rhythm along this part of the canal towpath.

- 2.3.5 The proposed enlargement of the existing window opening at first floor level, and the installation of 1.1m high railings to the top of the bay window would introduce two architectural elements that would significantly unbalance the features of the pair of semi-detached dwellings. Due to the architectural significance and prominent position of the bays and first floor windows on this pair of dwellings, the proposed alteration to one half of the pair would considerably detract from the character of the dwellings as a pair and the uniformity of the group.
- 2.3.6 The proposed terrace would alter original architectural elements that are significant to the character and appearance of the building, the pair of semis and the architectural group. In contrast, the existing first floor terrace on the north side of the building is a relatively discrete infill that is in line with the principle side and rear elevations, and does not substantially unbalance the original architectural features.
- 2.3.7 To improve the appearance of the building, the applicant proposes the removal of the existing railings and roof terrace on the north corner at first floor level. The existing glazed door would be replaced with a sash window to replicate the design of the original and match that of No. 16. While these alterations would preserve and enhance the character and appearance of the conservation area and are welcomed, these improvements would not outweigh the harm caused by the proposed alterations to the more prominent bay and first floor window.
- 2.3.9 The rear elevations of Nos. 15 and 16 are the most visible of the eight dwellings from the canal towpath, as they lack screening from mature trees. By virtue of its siting, scale and location, the proposed formation of a balcony with access door at No. 15 would cause unacceptable harm to the character and appearance of the conservation area and to the pair of semi-detached dwellings, contrary to policies D1 and D2 of the local plan.

2.4 Amenity of neighbouring residential occupants

Daylight / Sunlight / Outlook / Privacy

- 2.4.1 Policy A1 states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity in terms of; visual privacy, overshadowing and outlook, daylight levels and noise/vibration levels.
- 2.4.2 The proposed new balcony would be located more prominently on the rear elevation than the existing terrace on the north side, allowing some increased overlooking to the rear garden of No. 16. However, it is not considered to be significantly worse than overlooking from the roof terrace of the flat below, and as such would not cause greater harm to residential amenity than the existing situation. Owing to the shallow depth of the proposed terrace, approximately 0.5m, there would not be increased opportunity to look into the rear windows of the adjoining property.
- 2.4.3 The proposed balustrade would not cause overshadowing or a loss of daylight / sunlight to adjoining occupiers. For these reasons, the proposed development would be unlikely to cause a loss of residential amenity to adjoining occupiers.

3.0 Conclusion

- 3.1 By virtue its siting, location and scale, the proposed window alterations and erection of railings at first floor level would cause significant harm to the character and appearance of this part of the Primrose Hill conservation area. The development would have an adverse effect on the symmetry of the pair of semi-detached buildings, which would not be outweighed by the proposed improvements to the architectural features.

4.0 Recommendation

4.1 Refuse Planning Permission