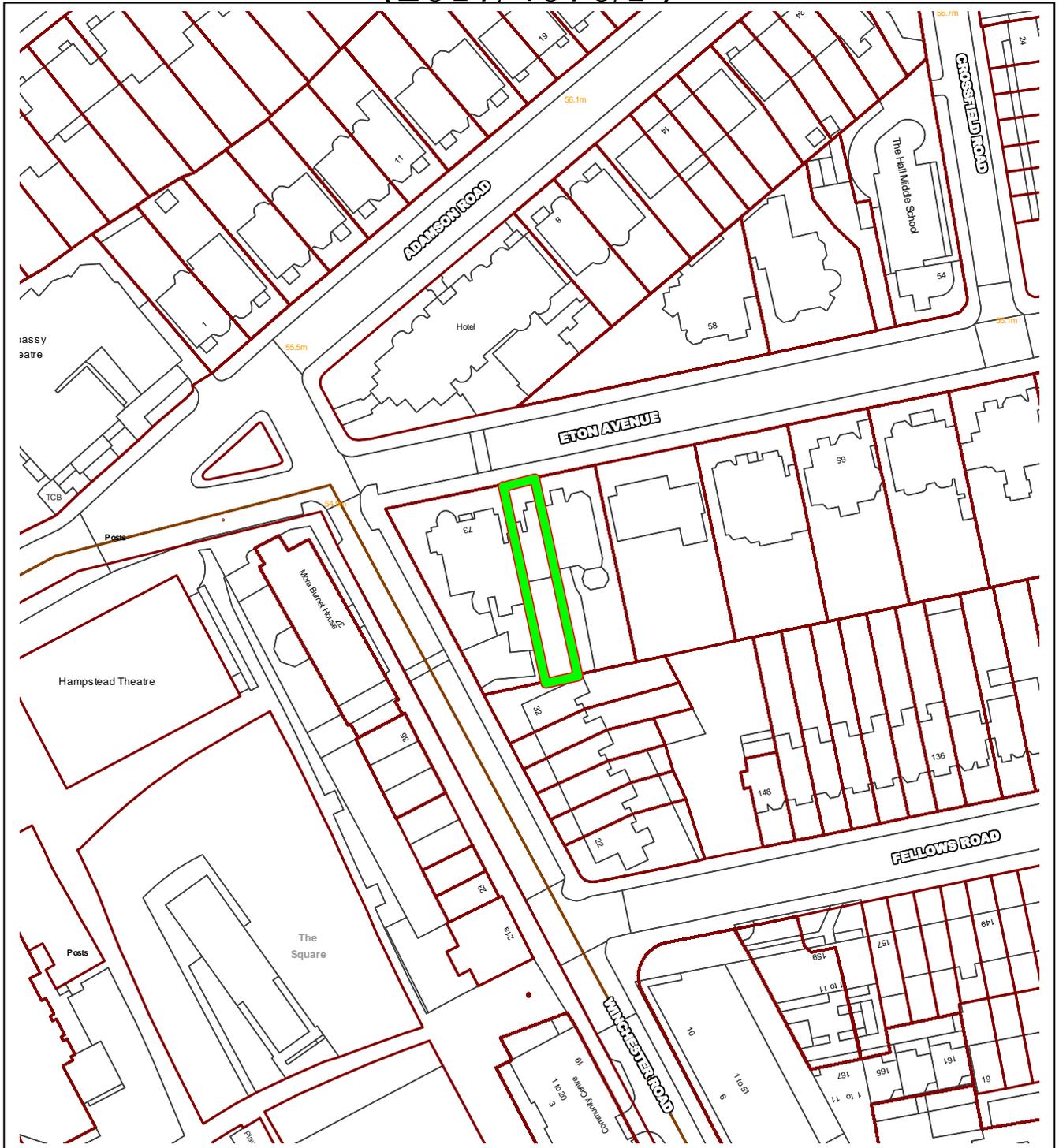


Flat 1, 71 Eton Avenue, NW3 3EU (2017/4070/P)



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Flat 1, 71 Eton Avenue, NW3 3EU (2017/4070/P)

1. Rear elevation, photo taken from the edge of the rear garden



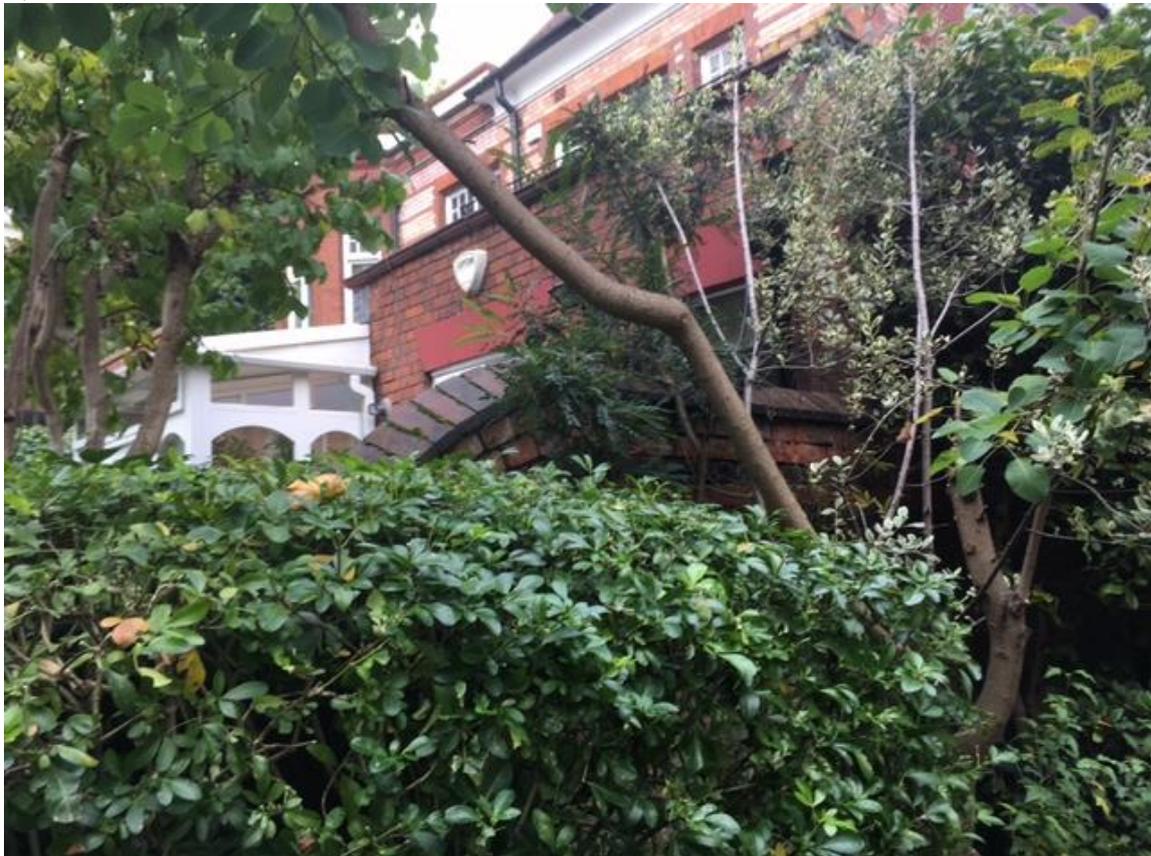
2) Rear elevation, angled towards flat 2, 71 Eton Avenue



3) Rear elevation, angled towards No.73 Eton Avenue



4) No.73 Eton Avenue's extension



5) Spiral staircase in the garden of Flat 2, 71 Eton Avenue



6) Spiral staircase in the garden of Flat 2, 71 Eton Avenue



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	01/11/2017
		N/A / attached		Consultation Expiry Date:	25/08/2017
Officer			Application Number(s)		
Sofie Fieldsend			2017/4070/P		
Application Address			Drawing Numbers		
Flat 1, 71 Eton Avenue London NW3 3EU			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey rear extension					
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. of responses	00	No. of objections	00
Summary of consultation responses:	<p><u>A site notice was displayed on 28/07/2017 and expired on 18/08/2017.</u> <u>A press notice was advertised on 04/08/2017 and expired on 25/08/2017.</u></p> <p>No responses received</p>			
Belsize CAAC comments:	<p>The Belsize CAAC have objected on the following grounds:</p> <ol style="list-style-type: none"> 1) The proposed rear extension is almost the full width of the rear elevation, and extends about 5m into the garden. It is too bulky, and involves the loss of a large proportion of the back garden. 2) The drawings supplied do not include any of the whole of the rear elevation as existing and as proposed, and there is no sectional elevation of extension and the whole house either. 3) The relationship between the house and the proposed extension is not properly shown in this application, nor that between the enlarged ground floor flat and the garden space. 4) However, we are aware that the gardens at the western end of Eton Av are not very deep, and that the rear apparently already has a modern extension, which the proposed extension builds on. <p>Officer response:</p> <ol style="list-style-type: none"> 1) Over 50% of the garden space will be retained and this is considered sufficient garden remaining. See section 3 below for further discussion. 2) The application site relates to only the ground floor flat and given it relates to a single storey rear extension full elevations of the whole building are not required. A side elevation was received during the course of the application which is considered an acceptable alternative to a section. 3) A block plan was provided to show this relationship 4) This property was given planning permission for a previous rear single storey extension in 2011, however this was not built. See history section below. 			

Belsize Residents Association

The Belsize Residents Association have objected on the following grounds:

- 1) We object to this application as submitted as it lacks sufficient information to consider it properly.
- 2) Elevations are required to show the architecture of the proposed extension and how it relates to the existing building as well as its relationship to the adjoining properties. There is no information showing the relationship of the proposed extension to the size of the garden.
- 3) These properties in Eton Avenue form an important part of the architecture of the Belsize Park Conservation area and alterations must be considered with all appropriate and relevant information.

Officer response:

- 1) Further plans were received during the course of this application
- 2) A block plan was provided to show this relationship
- 3) The Belsize conservation area statement, site context and history were considered in this assessment

Site Description

The site comprises a ground floor flat situated within a 4-storey, late 19th century residential building located on the southern side of Eton Avenue and is located within the Belsize Conservation Area. The building has been subdivided into several self-contained units with examples of modern style alterations to windows and door on the front and rear elevations. Flat 1 occupies half of the ground floor of the building with flat 2 also located at ground floor level. The rear garden of the two flats is separated by a brick wall and external staircase.

The Belsize conservation area statement identifies the site as making a positive contribution to the character of the conservation area. The buildings either side (Nos 73 and 69) are grade 2 listed but No. 71 is not a listed building.

Relevant History

Site - Flat 1, 71 Eton Avenue

8501456 - Works of conversion and extension to form six self-contained flats – **Granted on 02/10/1985**

8601935 - Erection of one satellite receiving dish on the roof measuring 1.80m in diameter – **Granted on 08/05/2003**

2006/2480/P - Replacement of window and door at rear ground floor level with new folding doors plus installation of a rooflight in the return elevation of the pitched roof over the single storey front extension - **Granted on 28/07/2006**

2006/5014/P – Erection of front entrance porch – **Granted on 13/12/2006**

2011/1293/P– Erection of a single storey rear extension at ground floor level to existing flat (Class C3)– **Granted 17/05/2011**

Properties within the street

Flat 2, 73 Eton Avenue

2016/3359/L – Internal and external alterations including a bay window extension, demolition and reconstruction of infill extension with new fenestration on the side/west elevation, secondary glazing, alterations to internal walls, and bay window seat - **Granted 11/08/2016.**

2004/2145/P– External alterations to dwellinghouse including a bay window extension and reconstruction of infill extension with new fenestration on the side/west elevation- **Granted 11/08/2016.**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

G1 Delivery and location of growth

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

Belsize Conservation Area Statement (2003)

Assessment

1.0 Proposal

1.1 This application seeks planning permission for the following:

- Erection of a single storey rear extension to the existing bay window at flat number 1. The extension will measure 4.4m in depth to the rear and 6.6m in width. The extension will stand at 3.3m high with a flat roof.

2.0 Assessment

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

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Belsize Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 Design

3.1 The extension would be constructed in red stock brick to match the host property with a set of full width sliding aluminium doors on the rear elevation. A glazed internal light well measuring 2.6m wide by 0.95m has been incorporated into the design in order to provide natural light to the bedroom. The design and materials are considered acceptable and would not cause harm to the host property, the setting the listed buildings or the wider conservation area.

3.2 Planning permission (reference 2011/1293/P) was granted in 2011 for a single storey rear extension at the site of the same footprint (4.4m in depth, 6.6m wide) but this was not built before the permission expired. The current application will be 0.25m higher than this previous approval. This increase in height is marginal and therefore not considered to have an adverse impact on the appearance of the host property.

3.3 During the course of the application, the applicant provided a block plan to show the relationship of the extension to the existing garden. The proposal would have a footprint of 29sqm (40% of the total site area) which would take up less than 50% of the 73sqm existing garden. It is considered that sufficient garden space would be retained. In addition the proposed single storey rear extension would match the depth of the adjoining neighbour at No.73 Eton Avenue and the end of terrace building at No.69 which also have full width rear extensions. The proposal would appear as a subordinate feature in relation to the host property and it would not be visible from the public realm, only private views from the immediate neighbouring properties would be possible.

3.4 By virtue of its form, scale, detailing and proportions, the proposed rear extension would be sympathetic to the host building. It would be subordinate to the host dwelling and would respect and preserve the property's character and existing architectural features, the setting of the adjoining listed buildings and the character and appearance of the Belsize Conservation Area. As such it would comply with the requirements of policies D1 and D2 of the Camden Local Plan and guidance in CPG1 (Design).

4.0 Amenity

4.1 The proposal would match the depth of the extension at No.73 Eton Avenue and therefore it is not considered that the proposal would cause harm to the amenity of number 73 in terms of loss of light. As the extension would project from the existing bay window, it would be 5.9m further than the rear habitable windows of the adjacent flat (Flat 2, 71 Eton Avenue). The extension would be the same depth as the extension already approved in 2011. The additional 0.25metre height from that approved would not give rise to any further adverse impact in terms of loss of light. There is an existing bulky metal staircase within the rear garden of flat 2 which is located alongside the shared boundary which already limits the light to the window from the west. The proposed extension would project 3m further than the staircase and its additional depth is not considered to cause harm to flat 2 to an extent that would warrant a reason for refusal.

4.2 Given that the proposed single storey scale, the siting and the context of the neighbouring properties, it is considered that the proposal would not have an unacceptable impact on the amenity of the adjoining residential occupiers in terms of loss of daylight, sunlight, outlook or privacy.

4.3 No windows are proposed on the side elevation of the extension and therefore the extension would not cause any privacy concerns to Flat 2, 71 Eton Avenue. A condition is added that advises the applicant that the flat roof of the extension must not be used as a terrace in order to prevent overlooking to surrounding residential occupiers.

5.0 Trees

5.1 There are no trees considered to be in sufficient proximity to the proposed extension for their root systems to be adversely affected.

6.0 Conclusion

6.1 The proposed development is considered acceptable in terms of both design and amenity. The development is considered to be consistent with the objectives of Camden's policies and guidance.

6.2 Grant conditional Planning Permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23th October 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 Chris Smith
Locksley Architects
Westbourne Studios
Unit 21
Notting Hill
W10 5JJ

Application Ref: **2017/4070/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

18 October 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 1
71 Eton Avenue
London
NW3 3EU

DECISION

Proposal:
Erection of a single storey rear extension

Drawing Nos: 0974 050 rev.A (location plan), 0974 050 rev.A (block plan), 0947 E01 Rev.B, 0947 E02 Rev.B, 0947 P01 Rev.B, 0947 P02 Rev.B and 0947 P03 Rev.B.

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 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 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 0974 050 rev.A (location plan), 0974 050 rev.A (block plan), 0947 E01 Rev.B, 0947 E02 Rev.B, 0947 P01 Rev.B, 0947 P02 Rev.B and 0947 P03 Rev.B.

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers 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