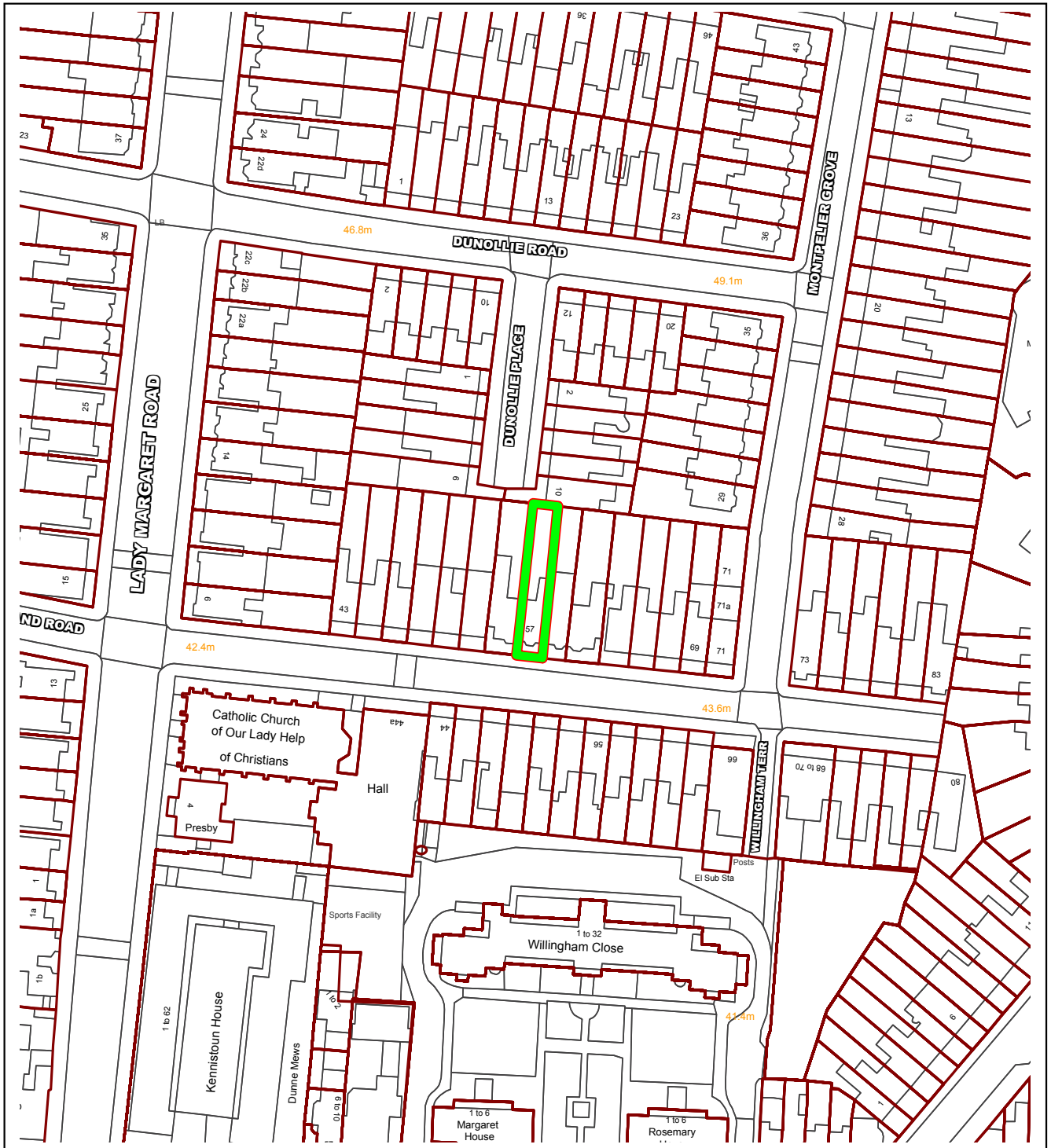


# 57 Falkland Road



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**Site photographs**

1. Rear elevation of No.57



2. Rear elevations of neighbouring properties including extensions at ground and first floor level.



3. Rear elevations of neighbouring properties including extensions at ground and first floor level.



4. Existing first floor extension at No.55 Falkland Road



5. Area of site to be occupied by proposed ground floor infill extension



6. Rear garden area



7. Rear garden and flank elevation of 10 Dunollie Place



<b>Delegated Report</b> (Members' Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>		09/10/2017	
		N/A		<b>Consultation Expiry Date:</b>		12/09/2017	
<b>Officer</b>				<b>Application Number(s)</b>			
Patrick Marfleet				2017/4342/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
57 Falkland Road London NW5 2XB				See draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of single storey ground floor side/rear infill extension and enlarged first floor rear extension to existing dwellinghouse (C3).							
<b>Recommendation(s):</b>		<b>Grant conditional planning permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>03</b>	No. of objections	<b>03</b>
<b>Summary of consultation responses:</b>		<p>Site notice: displayed from 16/08/2017 - 06/09/2017  Press notice: displayed from 17/08/2017 - 07/09/2017</p> <p>Three objections were received from neighbouring residents and the following concerns raised:</p> <ol style="list-style-type: none"> <li>Proposed extension would cut off light to neighbouring rear windows and gardens.</li> <li>Proposed first floor extension would breach the 45 degree rule and would result in loss of light and outlook from bathroom windows and increased overlooking of ground floor conservatory.</li> <li>Proposal would have a detrimental impact on value of neighbouring properties.</li> </ol> <p><u>Officer comments</u></p>					

1. *The amenity impact of the proposal is discussed in paragraph 2.3 of this report*
2. *The amenity impact of the proposal is discussed in paragraph 2.3 of this report.*
3. *Matters relating to the potential impact development may have on the market values of neighbouring properties would not form a reason for refusal in this instance.*

**CAAC/Local groups comments:**

**Bartholomew Estate & Kentish Town CAAC:**

No comments received.

### **Site Description**

The application site is located on the northern side of Falkland Road and relates to a three storey mid terrace property. The host building has an existing ground and first floor extension to the rear which extend part way across the existing rear elevation and are to be enlarged as part of the current application.

The property is located within the Kentish Town Conservation Area, it is not a listed building, but is identified as making a positive contribution to the character of the surrounding conservation area.

### **Relevant History**

None relevant to this application.

### **Relevant policies**

**National Planning Policy Framework 2012**

**The London Plan March 2016**

**Camden Local Plan 2017**

A1 Managing the impact of development

D1 Design

D2 Heritage

**Camden Planning Guidance 2011/2015**

CPG1 (Design)

CPG6 (Amenity)

**Kentish Town Neighbourhood Plan**

**Kentish Town conservation area appraisal and management strategy 2011**

### **Assessment**

#### **1.0 PROPOSAL**

1.1 Planning permission is sought for the erection of a ground and first floor rear extension to provide additional habitable space for the occupants of the existing three storey dwelling. The proposed ground floor infill extension would have a maximum pitched roof height of 3m and a depth of 4m and would occupy the area between the existing single storey addition and the side boundary of the site. The proposed first floor extension would have a depth of 4m (along the side boundary

with No. 59) and would extend part way across the existing rear elevation of the property, forming a closet-wing type structure.

The walls of the extension would be finished in London stock brick and the roofs covered with natural slate tiles to match the fabric of the existing property. The new window openings would be fitted with timber frame sash windows.

### Revisions

- 1.2 The plans initially submitted with the application proposed the erection of a rear extension at ground, first and second floor level which officers advised was contrary to the Council's design policies and supplementary guidance and considered unacceptable as a result.

The applicant has since submitted amended plans which show the complete removal of the second floor element of the proposed extension and the reconfiguration of the ground floor extension roof. The amended plans have addressed officers concerns over the size and design of the proposal and the scheme is now considered acceptable.

## 2.1 **ASSESSMENT**

The material considerations for this application are summarised as follows:

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

## 2.2 Design and Conservation

- 2.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings
- 2.2.2 Paragraph 4.10 of the Council's supplementary design guidance document (CPG1) states that extensions should preserve the original design and proportions of the building and the historic pattern of the surrounding area. It also advises that rear extensions that are higher than one full storey below the roof eaves/parapet level will be strongly discouraged.
- 2.2.3 The size, scale, bulk and design of the proposed ground floor infill extension is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties. The proposed first floor rear extension would extend part way across the width of the existing rear elevation and would be set a full storey below the eaves of the host property, in accordance with the above guidance. In terms of its design impact, the enlarged first floor structure is considered to form an architecturally sympathetic development that would be similar in appearance to a traditional closet wing, which are a common feature of period properties such as this.
- 2.2.4 The proposed development would be located to the rear of the site and its contextual design and limited visibility from the public realm would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the development, particularly given the varied nature and presence of similar sized extensions to the rear of neighbouring properties in the terrace (No.55 Falkland Road).



2.2.5 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.

### 2.3 Amenity of neighbouring residential occupants

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.

2.3.2 The pitched roof of the ground floor extension would have a maximum height of 3m sloping down to a height of 2.5m along the shared boundary with No.55 Falkland Road, and its size, height and rearward projection (4m) would not have a significant impact on neighbouring amenity in terms of loss of light and outlook.

2.3.3 The neighbouring occupiers of 59 Falkland Road have raised concerns over the impact the first floor rear extension would have on the light and outlook from their bathroom window. Whilst the proposed first floor extension would project approximately 4m beyond the neighbouring rear windows at No.59, its overall size and scale is not considered to cause an unacceptable loss of amenity to the aforementioned window, particularly given its use as a bathroom. Furthermore, the proposed new window openings to the rear, at ground and first floor level, would share the same outlook as the existing rear windows at the site and would not lead to unacceptable levels of overlooking as a result.

### 3.0 Recommendation

3.1 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 13th November 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](http://www.camden.gov.uk) and search for 'Members Briefing'***

Mr Richard Clark  
15 Broad Lane  
Dartford  
DA2 7AQ

Application Ref: **2017/4342/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 1222

7 November 2017

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Householder Application Granted**

Address:  
**57 Falkland Road  
London  
NW5 2XB**

**DECISION**

Proposal:  
Erection of single storey ground floor side/rear infill extension and enlarged first floor rear extension to existing dwellinghouse (C3).

Drawing Nos: RDC/57/004 B, RDC/57/002 A, RDC/57/001, RDC/57/003.

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 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: RDC/57/004 B, RDC/57/002 A, RDC/57/001, RDC/57/003.

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

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