

Delegated Report		Analysis sheet	Expiry Date:	13/02/2018
		N/A / attached	Consultation Expiry Date:	18/01/2018
Officer			Application Number(s)	
Stuart Clapham			2017/6610/P	
Application Address			Drawing Numbers	
16 Bartholomew Villas London NW5 2LL			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey rear extension and first and second floor side infill extension				
Recommendation(s):		Refuse Planning Permission		
Application Type:		Full Planning Permission		
Conditions or Reasons for Refusal:		Refer to Decision Notice		
Informatives:				
Consultations				
Summary of consultation responses:		<p>A site notice was displayed between 22/12/2017 and 12/01/2017</p> <p>A press advert was published between 28/12/2017 and 18/01/2018</p> <p>1 comment was received, objecting to the height of the roof along the boundary wall with 18 Bartholomew Villas.</p>		
Bartholomew Estate and Kentish Town CAAC		No comments or objection was received from the CAAC.		

Site Description

The application site is a 3-storey semi-detached Victorian house within the Bartholomew Estate Conservation Area. To the rear there is a small outrigger and a large garden area, with a large mature tree 2.5m from the main house. To the side, the property has been previously extended at first and second storey levels to accommodate a bathroom and storage space.

Relevant History

This property - 2004/3911/P - The erection of a single storey rear extension to the side of the existing rear extension and a first and second floor level side-extension to infill the front of the existing three-storey side extension - **Full planning permission granted 03/11/2004**

19 Bartholomew Villas - 2015/3934/P - Single storey rear extension and removal of external metal stair - **Householder consent granted 20/08/2015**

18b Bartholomew Villas - 2014/5271/P - First floor rear extension - **Full planning permission granted 03/10/2014**

18 Bartholomew Villas - 2013/5046/P - Erection of first floor rear extension to flat (Class C3). – **Full Planning Permission refused 24/10/2013**

Flat C, 18 Bartholomew Villas - 2012/2680/P - Erection of second floor side extension with front roof terrace and a rear dormer on existing roof to provide additional accommodation for top floor flat (Class C3). - **Granted Full Planning Permission 11/07/2012**

24 Bartholomew Villas - 2009/4957/P - Enlargement of a single storey rear extension at ground floor level to residential dwelling (Class C3) - **Granted Full Planning Permission 15/12/2009**

8A Bartholomew Villas - 2007/2285/P - Erection of a single storey rear extension to ground floor flat (C3). - **Granted Full Planning Permission 23/07/2007**

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

Camden Local Plan (2017)

Amenity

A1 – Managing the impact of development

A3 - Biodiversity

Design

D1 - Design

D2 - Heritage

Camden Planning Guidance

- CPG 1 – Design
 - o Chapter 3 (Heritage), paragraph 3.7 (conservation areas)
 - o Chapter 4 (Extensions, alterations and conservatories): paragraphs 4.7, 4.8, 4.10, 4.16-7
- CPG 6 – Amenity
 - o Chapter 6 (Daylight and sunlight)
 - o Chapter 7 (Overlooking, privacy and outlook): paragraphs 7.4 and 7.5

Bartholomew Estate Conservation Area Statement (2000)

- o Points BE20, BE21, BE25, BE30

Assessment

1.0 Proposal

1.1 The proposal is for:

- Demolition of the existing rear outrigger, and erection of a 6.6m (L) x 5.6m (W) x 3.1 (H) rear extension
- Erection of a side infill extension at first and second storey level, measuring 4.1m (L) x 1.5m (W) x 5.4m (H) and set back from the street by 2.3m (to the same level as the current ground floor side extension).

2.0 Assessment

2.1 The main considerations in relation to the changes are the design, the impact on amenity and biodiversity.

Design

2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

Rear extensions

2.3 CPG1 (Design) requires that rear extensions should be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing; respect and preserve the original design and proportions of the building, including its architectural period and style; and respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;

2.4 The Bartholomew Estate Conservation Area Statement requires that rear extensions should be as unobtrusive as possible, and in most cases no more than half the width of the host property (BE20). It also requires that extensions should be in harmony with the original form and character of the house and historic pattern of extensions within a group of buildings (BE21).

Side extensions

2.5 CPG1 requires that side extensions should be no taller than the porch and set back from the main building. It also requires that side extension do not block significant views of gaps or views to gardens (also included as BE25 of the Conservation Area Statement), or impair the architectural symmetry or integrity of the building.

Erection of a single storey rear extension

2.6 The massing of the proposed rear extension is not considered appropriate for its context. It would increase the footprint of the existing outrigger from 11sq.m. to 34sq.m (compared to 64 sq. m. for the main building), and would be three-quarters of the width of the rear elevation. This would both make the rear extension insufficiently secondary to the host building and unsympathetic to its form and

proportions. The scale of the extension would negatively affect the rhythm of the garden scape, extending 2.4m beyond the existing line of garden development.

2.7 At the proposed scale and massing, the design is incongruous with the host building and unsympathetic to the character of the conservation area. In particular, the design and placement of the roof and fenestration is not sympathetic to the delicate design and considered placement of the windows on the main house. Furthermore, the curvature of the south elevation required to accommodate the tree results in a discordant and harmful design solution.

2.8 As such, the scale, massing and design of the proposed rear extension is considered to be unsympathetic to the host building and its wider context, and harmful to the character of the Conservation Area. The proposed rear extension is therefore considered unacceptable under policies D1 and D2 of the Camden Local Plan 2017, and BE20 and BE21 of the Bartholomew Estate Conservation Area Statement 2000.

Erection of a side extension

2.9 The proposed side extension would extend two stories above the front porch and be set back 2.3m from the front elevation of the house. While the height would not be in alignment with CPG1 (being above the height of the porch), the proposed two-storey side extension would re-unite the façade of No. 16 with its identical neighbour at No. 14, and also obscure the existing side extension constructed in a materials which are poorly aligned with the host building. This existing side extension also means that views to rear gardens are already impeded and so further development to the side of the host building would not be unacceptable on this basis. In conclusion, the proposed side extension would enhance the character of the Conservation Area, and would be acceptable under policies D1 and D2 of the Camden Local Plan 2017.

Amenity

2.10 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The Council's amenity guidance CPG6 further details that development should be designed to minimise the impact of the loss of daylight, sunlight, artificial light levels, outlook and privacy.

Rear extension

2.11 The 2.4m rear extension would have some impact in reducing sunlight to the kitchen of the neighbour at No. 18 (to the north), although considering the additional depth of the extension and distance of the affected window the effect would be at acceptable levels. No other overlooking, privacy, sunlight/daylight, noise or artificial light pollution issues resulting from this proposal have been identified.

Side extension

2.12 The side extension has one window at first floor level. To avoid overlooking or privacy issues, this would have occluded glass. No other overlooking, privacy, sunlight/daylight, noise or artificial light pollution issues resulting from this proposal have been identified.

Biodiversity

2.13 The proposed rear extension would occur within 2m of a mature ash tree. No arboricultural report has been submitted with this application and it is therefore not possible to assess whether development would cause an adverse effects to this tree. As such, without further information the proposal would be unacceptable under policy A3 of the Camden Local Plan 2017 and BE30 of the Bartholomew Estate Conservation Area Strategy 2000.

3.0 Conclusion

3.1 Refuse planning permission