

Delegated Report		Analysis sheet		Expiry Date:		22/02/2018	
		N/A		Consultation Expiry Date:		21/02/2018	
Officer				Application Number(s)			
Ben Farrant				2017/7109/P			
Application Address				Drawing Numbers			
3 Exmouth Mews London NW1 2HT				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of first floor rear extension							
Recommendation(s):		Refused					
Application Type:		Householder					
Conditions or Reasons for Refusal:		Refuse Permission					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed between 31/01/2018 and 21/02/2018. No responses were received.					

Site Description

The property is an end of terrace, two storey (plus roof extension) brick built property, in a short terrace of three mews style properties. The property has a flat roofed single storey rear extension and rear garden area. Due to the siting of the property, the rear elevation is entirely publically visible from a courtyard area to the rear.

The property is not located within a conservation area nor are there any nearby statutorily Listed Buildings which would be affected as a result of the works.

Relevant History

3 Exmouth Mews (application site):

2015/0011/P - Erection of single storey rear extension – **Certificate of Lawfulness Granted 12/03/2015**

2015/1356/P - Erection of a mansard roof extension with dormer windows to the front and rear elevation – **Granted 28/04/2015**

2 Exmouth Mews:

2015/1390/P – Erection of a mansard roof extension with dormer windows to the front and rear elevation – **Granted 28/04/2015**

2015/2762/P - Erection of single storey ground floor rear extension – **Certificate of Lawfulness Granted 11/06/2015**

2017/7110/P – First floor rear extension – **Registered but not yet determined**

1 Exmouth Mews:

2015/2763/P - Erection of a single storey rear extension at ground floor level – **Certificate of Lawfulness Granted 08/07/2015**

2015/1392/P - Erection of a mansard roof extension with dormer windows to the front and rear elevation – **Granted 28/04/2015**

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

The Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

Camden Planning Guidance

CPG1 - Design (2018) Chapter 4

CPG6 – Amenity (2018)

Assessment

Proposed is the formation of a first floor rear extension above the existing ground floor extension. The addition would have a depth of 2.5m and would stretch the full width of the property, with a height to match the eaves of the main property. It would be finished in materials to match the host property and would have a flat roof.

By reason of the siting of the property, the proposed change would be entirely publically visible from the courtyard area to the rear of the property.

Paragraph 4.13 of CPG1 states that:

“In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged”

In this instance it is proposed to extend to the full height of the eaves of the host property and would project higher than existing extensions within the area, contrary to this policy.

It is considered that the cumulative effects of the works to this property, and by reason of the scale, bulk and design of the proposed addition, would represent undue harm to the character and appearance of the property. The proposed addition would serve to entirely obscure the original rear elevation of the property causing undue harm to its character and appearance. This is considered to be particularly harmful given the public visibility of the proposed addition. As such, the proposal is considered contrary to advice contained within CPG1, Policy D1 of the Local Plan (2017), and Section 12 of the NPPF (2012).

Given the existing single storey rear extension to no.2, and separation distance to the neighbours to the south-east of the site (on Drummond Street) the proposed addition is, on balance, considered not to result in undue harm to neighbouring amenities.

No objections were received following public consultation on the proposal. The planning history of the site and surrounding area has been considered when determining this application.

Given the above assessment, the proposed development is contrary to Policy D1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

Recommendation

Refuse planning permission.