

Delegated Report		Analysis sheet		Expiry Date:		07/05/2018							
		N/A / attached		Consultation Expiry Date:		12/04/2018							
Officer				Application Number(s)									
Lisa McCann				2018/1280/P									
Application Address				Drawing Numbers									
132 Gloucester Avenue London NW1 8JA				See decision notice									
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature							
Proposal(s)													
Erection of second floor rear extension.													
Recommendation(s):		Refuse											
Application Type:		Householder Application											
Conditions or Reasons for Refusal:		Refer to Decision Notice											
Informatives:													
Consultations													
Adjoining Occupiers:		No. notified		00		No. of responses		00		No. of objections		00	
						No. electronic		00					
Summary of consultation responses:		Site notice 22/03/2018 Press advert 22/03/2018 No responses received											
Primrose Hill CAAC		Primrose Hill Conservation Area Advisory Committee object that the additional rear extension would appear bulky and unbalanced in terms of the house as altered: the juxtaposition of the addition to the rear bedroom window to the side is clumsy, detracting from the balance of the rear elevation. They also raise concerns regarding loss of light to neighbouring occupiers at no 134. Officer response: Please refer to section 2.7, 2.8 and 3.1 of the report.											

Site Description

The site is a four storey mid-Victorian terraced house on the north side of Gloucester Avenue. It occupies a prominent location on a bend that links a terrace of four storey plus attic houses to the east with a more modest terrace of three storey buildings, with commercial ground floor frontages, to the north. The buildings on the bend step forward to meet the curvature of the road, and the front elevations of nos. 130 and 132 are further staggered to soften the building line. The house lies within the Primrose Hill Conservation Area and is listed as a building that makes a positive contribution to the conservation area. The site is also covered by an Article 4 Direction.

Relevant History

2017/4045/P - Proposed erection of second floor rear extension. – Refused 08.11.2017

Reason(s) for refusal

1. The proposed rear extension, by reason of its location and cumulative excessive bulk, scale and mass in conjunction with the existing three storey rear extension, would be detrimental to the appearance of the host building and the character and appearance of the Primrose Hill conservation area contrary to Policy (D1 Design) and Policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.

2011/3428/P - Additions and alterations to include erection of additional storey extension at rear first floor level and erection of a roof extension to dwelling (Class C3) – Refused 08.09.2011; Appeal allowed 11.11.11

Reason(s) for refusal

1. The proposed roof extension, by reason of its design, bulk, scale and location, would be detrimental to the character and appearance of the host building and Primrose Hill conservation area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies, and Camden Planning Guidance.
2. The proposed rear extension, by reason of its design, bulk and scale, would be detrimental to the character and appearance of the host building and Primrose Hill conservation area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies, and Camden Planning Guidance.

PE9800566R2 - The erection of a roof extension to accommodate an additional bedroom and bathroom. Granted 04/05/1999

8903394 - Change of use and works of conversion including the erection of a roof extension at 3rd floor level rear extension at 1st floor level and enlarged conservatory at rear ground/part first floor to provide 2 x 2-bedroom flats at ground/first and second/third floor levels in addition to the existing 1 x 1-bedroom flat at basement level. Granted 23/11/1989

12109 - Erection of a single storey kitchen extension at the rear of the basement. Granted 03/11/1971

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Supplementary Planning Policies

CPG1: Design (July 2015)

CPG Amenity (2018)

Primrose Hill Conservation Area Statement

Assessment

1 Proposal

1.1 The proposal is for a second floor rear infill extension to the existing house to accommodate an additional bedroom. It is noted that this proposal is identical to the previous proposed extension which was refused under planning reference 2017/4045/P (see history section). The main consideration for the purposes of this application are the impact of the proposed development to the character and appearance of the host building, group of buildings, street scene and wider conservation area; and Impacts upon the residential amenity of neighbouring residents.

2 Design

2.1 Planning permission was refused in 2011 for an additional storey extension at rear first floor level and the erection of a roof extension (see history section of report). It was subsequently allowed on appeal (Ref APP/X5210/D/11/2161888). The approved plans included rebuilding and enlarging the rear by creating a solid full width three storey extension measuring 4.6m (w) x 8.5m (h) x 3.7m (d). This rear extension is now currently in situ at the subject property and the plans submitted for the current proposal indicate that the existing rear extension appears higher (max 1.3m higher) than the approved plans from the 2011 permission.

2.2 The proposed extension would form an additional storey above the existing three storey rear extension, measuring a depth of 3.9m and span a width of 3.1m. It would be built along the shared boundary with the adjoining property no. 134, projecting 1m beyond the rear building line of this neighbouring property and would maintain a gap of 2.4m from the shared boundary with no 130. One window is proposed on the flank wall of the extension and also one window on the rear elevation.

2.3 The house is one of a group of properties on a bend which gives them a prominent position within the conservation area. The Conservation Area Statement highlights that the subject property is listed as a building that makes a positive contribution to the conservation area.

2.4 The following considerations contained within policy D1 'Design' of the Camden Local Plan 2017 are relevant to the application: development should consider 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 and enhances' its established character and appearance.

2.5 Paragraph 3.7 of CPG1 states: 'We will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and enhances the character and appearance of the area'.

2.6 Section 4.13 of CPG1 states that extensions that are higher than one full storey below roof eaves/parapet level will be strongly discouraged. The proposed extension is contrary to this guidance and given the significant scale of the existing rear extension, the cumulative impact of any additional development above it would fail to appear subordinate to the main dwelling.

2.7 It is acknowledged that the existing three storey rear extension currently in situ was allowed at appeal in 2011 (Ref APP/X5210/D/11/2161888). In regards to the three storey rear extension, the planning inspector stated:

"Although somewhat large by the general standards of the area, the proposed three storey rear extension would remain subservient to the host building and, by removing various poorly resolved existing additions, would improve and consolidate the appearance of the rear elevation."

Whilst it is acknowledged that the inspector considered the previously proposed three storey rear extension to appear subordinate to the main dwelling, it is considered that the existing rear extension currently in situ is a significant size and any additional extension would result in a cumulatively dominant and bulky addition which would not respect the scale and character of the original property. As previously stated, the three storey extension currently in situ has been built higher than the approved plans. As a result, the proposed extension would be constructed at a significantly high level at the rear of the property. Its proposed siting at this higher level would be a more prominent location and more visible than the existing rear extension and is therefore considered to have an increased cumulative impact on the character of the host property.

2.8 Overall, for the reasons outlined above, the cumulative impact of both the solid, full width three storey rear extension and proposed additional second floor rear extension would not be subordinate to the host building nor would it respect or preserve the original proportions of the building. The combined extensions would also either be higher or wider than other extensions in the street and would not respect local context or character.

2.9 As such, the proposal is considered to harm the appearance of the host building and conservation area and would be contrary to policies A 1 , D1 and D2 of the Camden Local Plan 2017 and Camden Planning Guidance which cannot be supported.

3 Amenity

3.1 The proposed extension would only extend 1m beyond the rear building line of no. 134 so would have a minimal impact on daylight and sunlight to this property. No. 130 is to the south so there would be no loss of sunlight. Furthermore the gap of 2.4m between the flank wall of the proposed extension and the shared boundary with no. 130 would help to mitigate the impact of the proposed extension on this neighbour's amenity.

3.2 The proposed window on the rear elevation is considered to offer views which are typical for this urban setting. Furthermore the proposed rear elevation window would offer similar views to the existing upper floor windows and there would be no increase in overlooking as a result. A condition could be attached to ensure that the proposed flank wall window is obscure glazed and fixed shut to overcome any amenity issues in terms of overlooking or loss of privacy.

3.3 As such the proposal would not harm the amenity of adjoining or neighbouring occupiers.

4 Recommendation:

Refuse Planning Permission –

The proposed rear extension, by reason of its location and cumulative excessive bulk, scale and mass in conjunction with the existing three storey rear extension, would be detrimental to the appearance of the host building and the character and appearance of the Primrose Hill conservation area contrary to Policy (D1 Design) and Policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.