

Delegated Report		Analysis sheet		Expiry Date:		20/04/2018	
		N/A / attached		Consultation Expiry Date:		21/03/2018	
Officer				Application Number(s)			
Lisa McCann				2018/1013/P			
Application Address				Drawing Numbers			
5 Mutton Place London NW1 8DF				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of 1st floor single storey rear extension							
Recommendations:		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft 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 displayed 28/02/2018, expired 21/03/18. No responses received					
CAAC/Local groups comments:		N/A – the site is not located in a conservation area.					

Site Description

The application site relates to a first floor flat located within a four-storey residential block situated in Mutton Place. The block is located at the junction between Prince of Wales Road and Harmood Street.

The site is not listed and it is located just outside of the Harmood Street Conservation Area, which lies immediately to the east.

Relevant History

2017/5858/P - Erection of 1st floor single storey rear extension – Granted 18/12/2017

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Supplementary Planning Policies

CPG1: Design (July 2015)

CPG Amenity (2018)

Assessment

1 Proposal

1.1 The proposal is for a single storey rear extension to a first floor residential flat (Class C3). Planning permission was recently granted for a single storey rear extension at the subject property (see history section); however, the current application now proposes an extension of increased depth and overall scale to the previous permission. The proposed design has also been altered to include a staggered rear elevation. The proposed single storey rear extension would project a max depth of 1.3m rearwards measuring a max height of 2.6m with a flat roof design.

1.2 The main consideration for the purposes of this application are the impact of the proposed development on the character and appearance of the host building, street scene and surrounding area; and impacts upon the residential amenity of neighbouring residents.

2 Design

2.1 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.

2.2 Although the property is not within a conservation area, the site belongs to a residential development built as a composition which remains largely unaltered. It is acknowledged that a single storey rear extension has recently been approved for the subject property under planning reference 2017/5858/P. However the previously approved extension was a smaller scale and did not include a staggered rear elevation. It also did not project beyond the existing flank buttress walls in situ at the subject property and was considered to be a more sympathetic design approach. Given the increased scale of the proposed extension and its staggered rear elevation design, it is considered to appear out of keeping with the style of the development and would break the symmetry of the wider group of buildings. Furthermore, given the siting of the proposed extension at this first floor level, it would be a prominent location and highly visible, resulting in a greater visual impact when viewed from the public

realm.

2.3 Within this context, it is considered that the proposed extension, by virtue of its unsympathetic scale and design, would be out of keeping with the character of the building, and terrace which it forms part of and would result in a detrimental impact on the character of the host property and surrounding area. It is therefore contrary to policy D1 and of the Camden Local Plan 2017 and Camden Planning Guidance.

3 Amenity

3.1 Due to the location and size of the extension, and the relationship between the host building and the two adjoining properties, it would have minimal impact on the residential amenity of adjoining occupiers in regards to light, outlook and privacy.

4 Recommendation:

4.1 Although the development would not cause harm to neighbouring amenity, it is would cause harm to the character and appearance of the host building and wider group of buildings within which it site. It is therefore recommended than planning permission is refused.