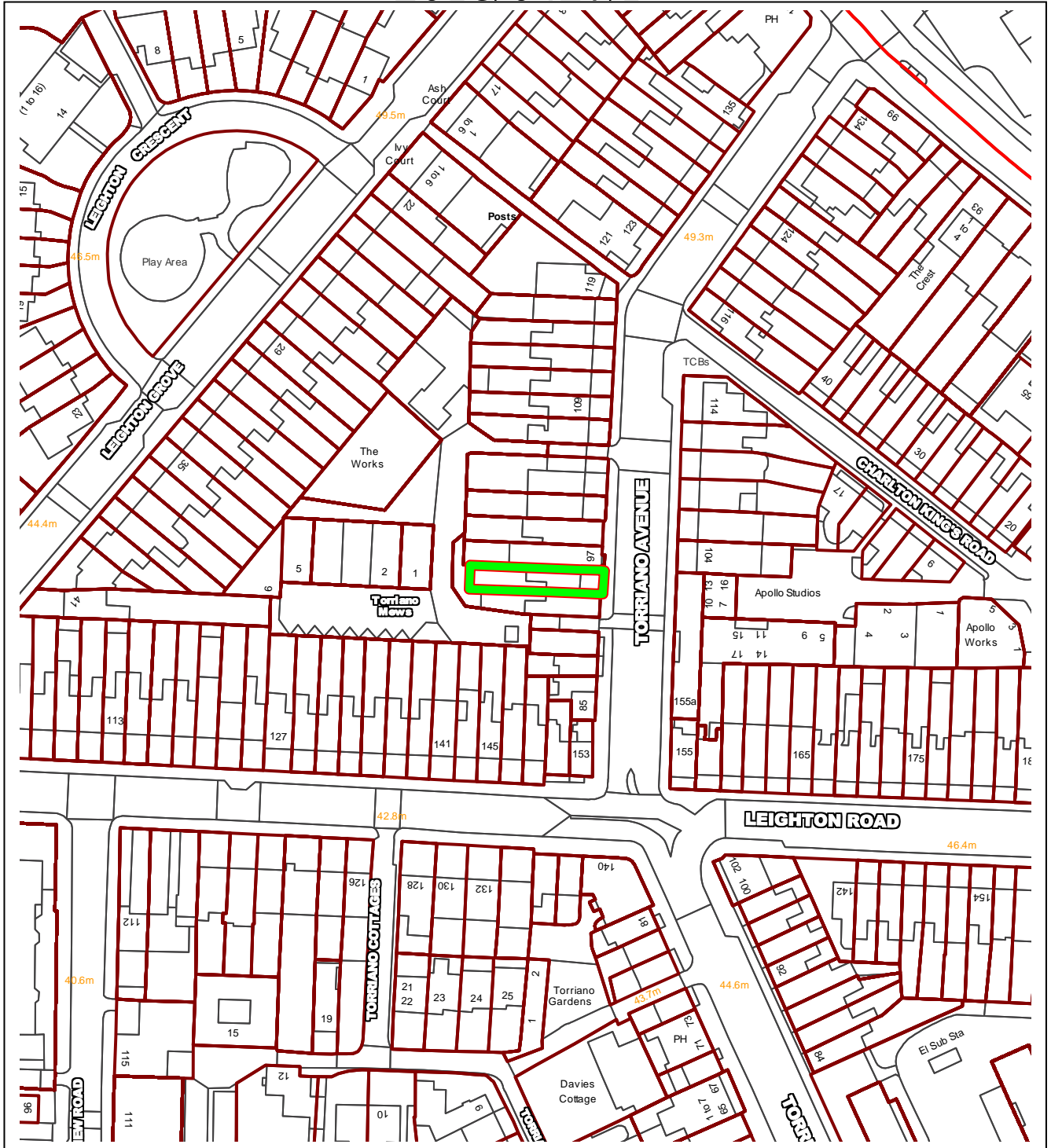


95 Flat A Torriano Avenue NW5 2RX ref: 2018/0427/P



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1. No. 95 Flat A
Torriano Avenue
rear elevation

2. No. 97 Torriano Avenue rear elevation



3. No. 93 Torriano Avenue rear elevation



Delegated Report		Analysis sheet		Expiry Date:		10/05/2018	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		12/04/2018	
Officer				Application Number(s)			
Lisa McCann				2018/0427/P			
Application Address				Drawing Numbers			
95 Flat A Torriano Avenue London NW5 2RX				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey rear extension at lower ground floor level.							
Recommendation(s):		Grant Conditional 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	03	No. of objections	03
Summary of consultation responses:	<p data-bbox="424 427 1066 461">A site notice was displayed from 22/03/2018.</p> <p data-bbox="424 499 1517 568">Objections were received from residents and/or owners at Flats 1, 2, 3 and 4 at 97 Torriano Avenue.</p> <p data-bbox="424 607 1034 640">The objections are summarised as follows:</p> <ul data-bbox="475 685 1513 1200" style="list-style-type: none"> <li data-bbox="475 685 1513 754">• The extension may create opportunity for an extension of the existing upper level terrace. <li data-bbox="475 792 1513 826">• Impact on the party wall/structural integrity of the proposed extension. <li data-bbox="475 864 1513 934">• Impact on residential amenity in terms of loss outlook and visually overbearing. <li data-bbox="475 972 1513 1041">• The proposed extension would result in overdevelopment of the site and loss of rear amenity space. <li data-bbox="475 1079 1209 1113">• The height of the proposed extension is unclear. <li data-bbox="475 1151 1426 1184">• The plans appear to be an inaccurate representation of the site. <p data-bbox="424 1267 695 1301"><u>Officer comment:</u></p> <p data-bbox="424 1339 1353 1373"><i>The objector's concerns have been considered and given weight.</i></p> <p data-bbox="424 1411 1422 1480"><i>The concern regarding the roof terrace is considered capable of being managed through the inclusion of a standard condition.</i></p> <p data-bbox="424 1518 1501 1632"><i>Issues regarding the party wall and structural integrity of the extension is a civil matter which falls outside the remit of planning control. This is a private matter dealt with other legislation.</i></p> <p data-bbox="424 1671 1485 1807"><i>Due to its siting, modest scale and height, there are no material concerns regarding impact on neighbouring amenity and the occupiers of no. 97 are considered to have a suitable standard of outlook from their rear habitable room windows.</i></p> <p data-bbox="424 1845 1501 1960"><i>The proposed extension is considered to be of a modest scale which would appear as a proportionate addition to the host property and surrounding area. It would retain sufficient garden space to the rear of the property.</i></p> <p data-bbox="424 1998 1501 2067"><i>The submitted plans indicate that the proposed extension would measure a height of 2.6m when taken from the ground level of adjoining properties.</i></p> <p data-bbox="424 2105 1305 2175"><i>A site visit confirmed that the submitted plans are an accurate representation of the application site and subject property.</i></p>					

CAAC/Local groups comments:	N/A

Site Description

The application relates to 95A Torriano Avenue, which is the lower ground floor flat within a four storey terrace building. The site is located on the western side of Torriano Avenue. Similar terrace developments adjoin the subject site to either side. The road servicing Torriano Mews is situated to the rear of the site.

Kentish Town Conservation Area is situated to the south; however the site is not affected by the proposal.

There are no specific constraints to the site that are relevant to the application proposal.

Relevant History

2014/6855/P - Erection of a single storey rear extension at lower ground floor level. – Granted 17/03/2015

It is noted that the above permission was identical to the subject proposal being forward. The current proposal is a resubmission of the expired scheme. The above proposal has significant weight in the determination of the proposed development and the Council would have to have compelling reasons if it were not deviate from its previous approval. While a new Local Plan is in place, the relevant policies have not materially changed and there are no known material changes in circumstances.

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Supplementary Planning Policies

CPG1: Design (July 2015)

CPG Amenity (2018)

Kentish Town Neighbourhood Plan (September 2016)

Assessment

1. Proposal

1.1 Permission is sought for a single storey rear extension. The proposal is identical to the single storey rear extension approved under planning reference 2014/6855/P (see history section). However works for the previous permission were not implemented and the permission expired on 17/03/2018. The proposed extension is full width (5m), has a depth 3.7m beyond the existing predominate rear building line and a height of 2.6m (not including roof terrace above). The development includes the establishment of a small internal courtyard adjacent to the south boundary (to facilitate natural light and ventilation to a new habitable room) and folding doors to the rear garden. A narrow glazed roof strip is proposed to increase natural light within the area of the extension.

2. Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the surrounding area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3. Design

3.1 Local Plan Policy D1 (Design) is 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.

3.2 The proposed extension would be level in depth with the existing building line of 97 Torriano Avenue and be in keeping with the prevailing pattern of development. Therefore, it is considered that the extension respects the existing character and rhythm of extensions in the immediate and surrounding context.

3.3 The proposed extension would not adversely affect the character or appearance of the host building. The modern detailing and materials are considered to be acceptable given that the extension is at ground floor level to the rear of the property. It would be a sympathetic and modern design.

3.4 Within this context, by virtue of its size, position and materials, the proposed extension would represent a subordinate structure.

4. Amenity

4.1 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. CPG Amenity provides specific guidance with regards to privacy, overlooking and outlook.

4.2 The proposed extension would have a height of 2.57m above ground level (which is similar to the existing height of the rear projection).

4.3 The proposal would be full width and the wall height at the property boundaries would be 2.6m. The wall would span 6.6m along the boundary with 93a Torriano Avenue. Currently this boundary includes timber screen fence approximately 1.9m high. The development therefore would be 700mm higher than the existing means of enclosure.

- 4.4 It is noted that a habitable window is located on the rear elevation of the neighbouring property at no. 93. Given the modest height of the extension (2.6m) along the shared boundary with no. 93, it is considered that on balance, the proposed extension would not significantly harm the amenity of the adjoining residential occupiers in terms of overbearing impact or loss of light, outlook or privacy.
- 4.5 The impact of the proposed extension on the adjoining property no 97 would be mitigated by the existing built form (single storey rear extension) at this neighbouring property.
- 4.6 Concerns have been raised regarding the possibility of the proposal supporting a further extension of the existing upper roof terrace, causing overlooking into neighbouring gardens and associated nuisance. No formal planning permission has been granted for the existing terrace at the subject property, however it is an existing and lawful use through the passage of time. A condition is recommended to be applied to ensure that no expansion of the terrace occurs onto the additional roof area proposed as part of this application.

5. Recommendation

Grant Planning Permission subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23rd April 2018, 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 and search for 'Members Briefing'.

Application ref: 2018/0427/P
Contact: Lisa McCann
Tel: 020 7974 1568
Date: 13 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

ZAP Architecture
369 High Street
Stratford
London
E15 4QZ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

95 Flat A Torriano Avenue
London
NW5 2RX

DECISION

Proposal: Erection of a single storey rear extension at lower ground floor level.

Drawing Nos: MN 001 B, MN 101 B, MN 201 B, MN 202 B, MN 203 B, MN 502 C, MN 602 B, MN 604 B, MN 605 A, MN 606 C.

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).

- 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 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:

MN 001 B, MN 101 B, MN 201 B, MN 202 B, MN 203 B, MN 502 C, MN 602 B, MN 604 B, MN 605 A, MN 606 C.

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

- 4 No part of the flat roof area of the single storey rear extension hereby approved shall be used as a roof terrace. Any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy A1 of the Camden Local Plan 2017.

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.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

David Joyce
Director of Regeneration and Planning

DRAFT

DECISION