

Delegated Report		Analysis sheet	Expiry Date:	21/05/2018
		N/A / attached	Consultation Expiry Date:	17/05/2018
Officer			Application Number(s)	
Lisa McCann			2018/1058/P	
Application Address			Drawing Numbers	
43 Flat 1 Countess Road London NW5 2XH			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey rear and side infill extension to flat, with a sunken terrace to the rear				
Recommendation(s):		Refuse Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>Site notice displayed 29/03/2018 (expired 19/04/2018) Press notice advertised 26/04/2018 (expired 17/05/2018)</p> <p>1 letter of objection was received with the following concerns:</p> <ul style="list-style-type: none"> - Proposed development would consume a large part of the rear garden area - Proposed plans lack sufficient detail - Scale and bulk of extension is disproportionate to host and neighbouring properties resulting in overdevelopment - Scale of extension is out of keeping with neighbouring extensions - Impact on neighbouring amenity in terms of overbearing, loss of light, visually obtrusive. <p><i>Officer response:</i></p> <ul style="list-style-type: none"> - <i>The proposed development is considered to leave a sufficient amount of amenity space to the rear of the property</i> - <i>The submitted drawings are considered to be detailed enough for the Council to determine the application</i> - <i>All other concerns have been discussed in the assessment section of the report.</i> 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Kentish Town Neighbourhood Forum and Bartholomew Estate & Kentish Town CAAC where consulted on 23/03/2018.</p> <p>No objections were received.</p>					

Site Description

The application site is located on the northern side of Countess Road and relates to the ground floor of a three storey mid terrace property that has been divided into three separate flats.

The majority of the neighbouring original two storey rear projections are intact and single storey rear extensions appear to be a part of the prevailing pattern of development within the surrounding area. Despite this, the cumulative scale of neighbouring extensions are considered to be smaller than the proposal, which is discussed further in the design section of the assessment. There is a rear extension in situ at no. 23 Countess Road which appears significantly larger than other neighbouring extensions in the area. However this is a historic permission granted in 1971 (Council planning reference 11507) with reference to out-dated policies. Furthermore, the extension is not considered to form part of the character of the area and is also located a significant distance from the application site.

The site is located within the Kentish Town Conservation Area, and it is listed as a building that makes a positive contribution within the relevant appraisal and management strategy.

Relevant History

None relevant

Relevant policies

National Planning Policy Framework 2012

Draft National Planning Policy Framework 2018

London Plan 2016

Draft New London Plan 2017

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy G1 Delivery and location of growth

Policy A5 Basements

Supplementary Planning Policies

CPG1: Design (July 2015)

CPG6: Amenity (2018)

CPG Basements (2018)

Kentish Town Neighbourhood Plan 2016

Part 2 Section 3: Maintaining Character

Kentish Town Conservation Area Appraisal and Management Strategy 2011

Assessment

1 Proposal

- 1.1 Permission is sought for the erection of a single storey rear extension at ground floor level with an associated sunken rear patio area. The proposal includes a courtyard area sited adjacent to the shared boundary with no 45. The proposal would wrap around the original two storey rear projection with a maximum width of 5.2m and height of 2.9m (2.5m from neighbouring ground level) with a flat roof design. It would have a depth of 7.6m along the shared boundary with no 45 and 5m along the shared boundary with no. 43. Two roof lights are proposed which would have a projection of 0.3m above the flat roof of the proposed extension. The proposal would entail a sunken floor level for the proposed extension and rear terrace area which includes minor excavation to lower the floor level of these areas at a depth of 0.4m below the existing ground floor level. The proposed rear terrace area would project 2.5m beyond the rear elevation of the proposed rear extension with garden steps ascending to the rear garden of the property.
- 1.2 A historic single storey rear extension is currently in situ at the subject property, extending from the rear of the original rear projection by 2m. The plans indicate that this would be replaced by the proposal.

2 Amendments

- 2.1 The applicant was advised during the course of the application that there were concerns with the proposed depth and scale of the proposal for the reasons outlined in the design section below. No amended plans have been provided to seek to address the officer's concerns.

3 Design

- 3.1 The following considerations contained within policy D1 'Design' of the Camden Local Plan 2017 are relevant to the application: the development should consider the character, setting, context and the form and scale of neighbouring buildings. 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.
- 3.2 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"... "Rear extensions should be designed to: be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing"*.
- 3.2 The combined depth, width and overall scale and massing of the proposed extension would appear excessive and fail to appear as a subordinate addition to the host dwelling. Officers note that the prevailing pattern of development contains extensions of a similar depth to the subject scheme; however, it is noted that the existing developments are generally extended either to the side of their host building as an infill extension or as an extension confined to its existing two storey rear projection. The combined scale and depth of the extension, which would infill the side of the existing rear projection and also extend a significant depth to the rear, would be significantly larger than the existing neighbouring extensions and would have an increased harmful cumulative impact on the character of the host property which could not be supported.
- 3.3 Overall, for the reasons outlined above, the proposed development would not be subordinate to the host building nor would it respect or preserve the original proportions of the host building. The impact of the proposed development is considered to appear as a dominant and incongruous addition which would not respect the character of the original property or the Kentish Town Conservation Area.
- 3.4 As such, the proposal is considered to harm the appearance of the host building, the

surrounding area and the conservation area. It would therefore be contrary to policies A1, D1 and D2 of the Camden Local Plan 2017.

4 Basement

- 4.1 Policy A5 of the Local Plan 2017 states: *“In determining proposals for basements and other underground development, the Council will require an assessment of the scheme’s impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan.”*
- 4.2 Paragraph 1.13 of CPG Basements states: *“This guidance applies to all developments in Camden that propose a new basement or other underground development, or an extension to existing basement or other underground development. Underground developments may include ground or lower ground floors where excavation is required, for example when a ground floor is extended further into sloping land requiring excavation.”*
- 4.3 Given the minor nature of the proposed excavation works and the sunken floor level of only 0.4m, it is not considered that a Basement Impact Assessment would be required in this instance. None of the development would be subterranean.

5 Amenity

- 5.1 Policy A1 of the Local Plan 2017 states 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. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.
- 5.2 The proposed extension would project a significant depth of 7.6m and 5m along the shared boundaries with the adjoining properties no. 41 and 45 Countess Road. It is noted that the proposed extension would have a modest height; however, this is not considered sufficient to justify the excessive depth proposed along the shared boundaries with the adjoining properties and would not overcome the concerns regarding impact on neighbouring amenity. It is considered that proposed extension would appear overbearing, visually obtrusive and create a material sense of enclosure when viewed from the rear habitable rooms and rear gardens of 41 and 45 Countess Road, resulting in a detrimental impact on their residential amenity which could not be supported.
- 5.3 For the above reasons, the proposal would result in a detrimental impact on the residential amenity of neighbouring properties.

6 Recommendation:

Refuse Planning Permission