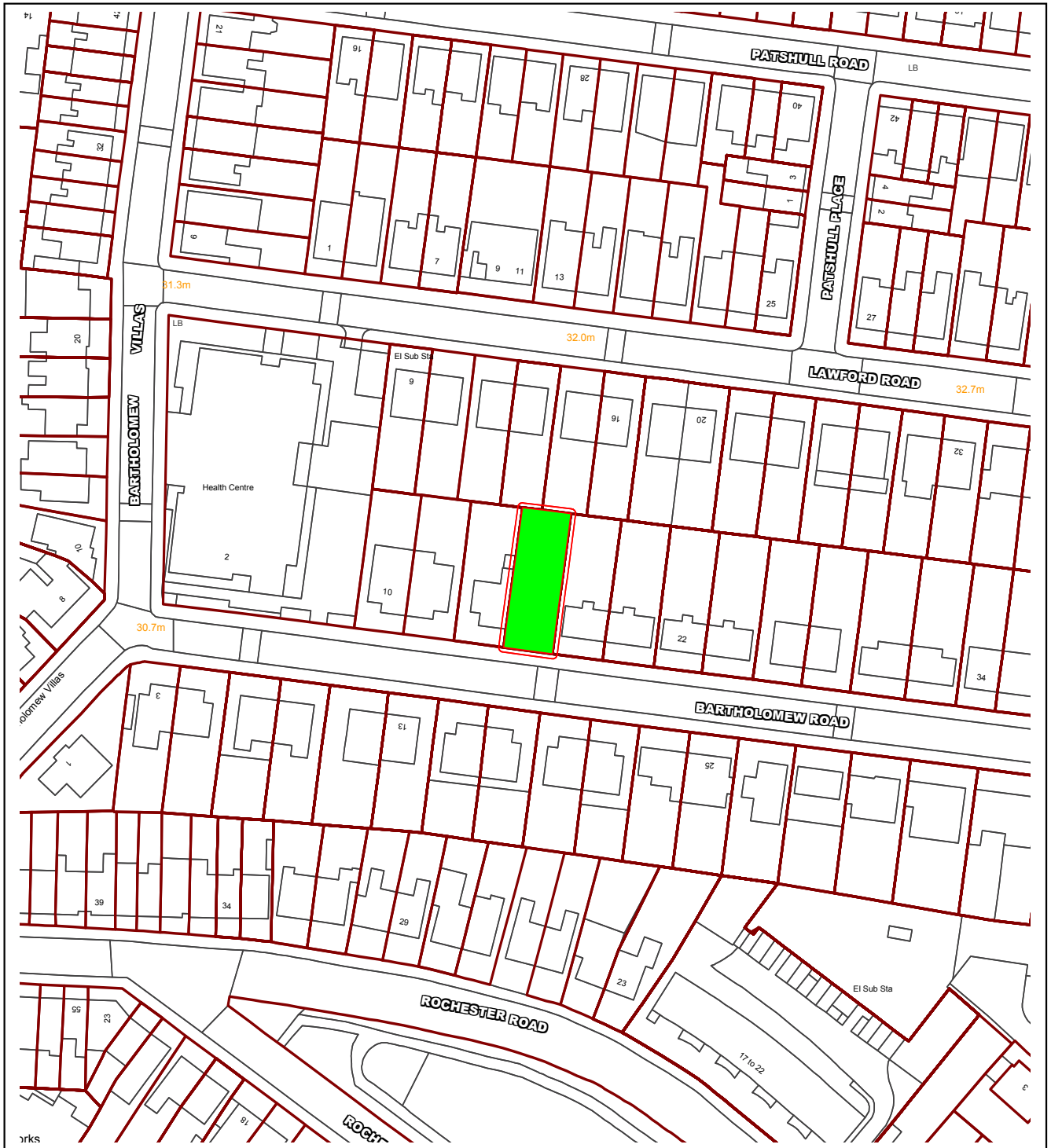


2018/3087/P 16 Bartholomew Villas



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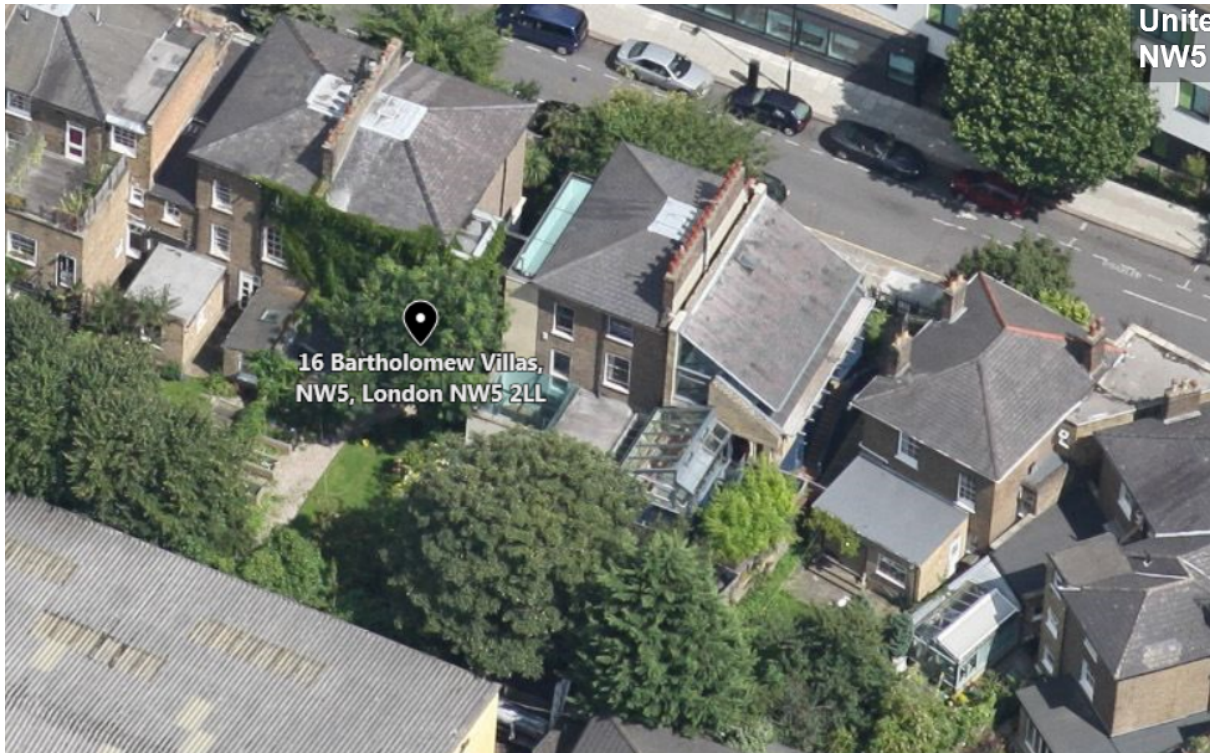


Image 1. Rear showing the properties in context



16 Bartholomew Villas - Planning Application

Image2. Existing contextual drawing



16 Bartholomew Villas

Image 3. The rear elevation.

Delegated Report		Analysis sheet	Expiry Date:	14/09/2018
(Members Briefing)		N/A / attached	Consultation Expiry Date:	26/08/2018
Officer			Application Number(s)	
Obote Hope			2018/3087/P	
Application Address			Drawing Numbers	
16 Bartholomew Villas London NW5 2LL			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey extension to the rear elevation following the demolition of an existing single storey rear addition, including hard & soft landscaping works to the rear garden all associated with the use as residential dwelling (Class C3).				
Recommendation(s):		Grant Conditional Planning Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	01
			No. Electronic	01		
Summary of consultation responses:	<p>A site notice was displayed on 01/08/2018, expiring on 25/08/2018.</p> <p>A press notice published in the local paper on 02/08/2018, expiring on 26/08/2018.</p>					
Bartholomew and Kentish Town CAAC comments:	<p>Bartholomew and Kentish Town CAAC raised objections on the following grounds:</p> <ul style="list-style-type: none"> Bartholomew and Kentish Town CAAC are very concerned on this applications request to dig out and lower the floor. They feel more information about the possible effects this may have on the building is needed before permission is granted. <p><i>Officer's comment are as follows:</i></p> <ul style="list-style-type: none"> <i>The existing rear outrigger would be demolished and the proposed rear extension would be no more than 300mm deeper than existing levels. As such, it is not considered a basement level excavation which would require a scoping stage Basement Impact Assessment given the shallow depth of excavation.</i> 					

Site Description

The application site is a 3-storey semi-detached Victorian house within the Bartholomew Estate Conservation Area. To the rear, there is a small outrigger with a sizeable garden area, consisting of large mature tree 2.5m from the main house. To the side, the property has been previously extended at first and second storey levels to accommodate a bathroom and storage space.

Relevant History

Application Site:

2004/3911/P - The erection of a single storey rear extension to the side of the existing rear extension and a first and second floor level side-extension to infill the front of the existing three-storey side extension - **Full planning permission granted 03/11/2004**

2017/6610/P - Erection of single storey rear extension and first and second floor side infill extension – **Refused** consent on 12/02/2018. The application was refused due to the design of the rear extension and the absence of an arboricultural report to demonstrate there would be no harm to the tree on site.

2018/1345/P - Erection of a first and second floor side infill extension to dwellinghouse – Granted consent on 27/04/2018 and has been implemented.

Neighbouring Properties

18b Bartholomew Villas - 2014/5271/P - First floor rear extension - **Full planning permission granted 03/10/2014**

18 Bartholomew Villas - 2013/5046/P - Erection of first floor rear extension to flat (Class C3). – **Full Planning Permission refused 24/10/2013**

Flat C, 18 Bartholomew Villas - 2012/2680/P - Erection of second floor side extension with front roof terrace and a rear dormer on existing roof to provide additional accommodation for top floor flat (Class C3). - **Granted Full Planning Permission 11/07/2012**

24 Bartholomew Villas - 2009/4957/P - Enlargement of a single storey rear extension at ground floor level to residential dwelling (Class C3) - **Granted Full Planning Permission 15/12/2009**

8A Bartholomew Villas - 2007/2285/P - Erection of a single storey rear extension to ground floor flat (C3). - **Granted Full Planning Permission 23/07/2007**

Relevant policies

National Planning Policy Framework (2018)

London Plan (2016)

Draft London Plan (2017)

The Camden Local Plan 2017

G1 Delivery and location of growth
A1 Managing the impact of development
D1 Design
D2 Heritage
CC1 Climate change mitigation
CC2 Adapting to climate change

Supplementary Planning Guidance 2018

CPG 1 - Design (July 2015 Updated March 2018)
CPG3 – Sustainability (July 2015 updated March 2018)
CPG6 - Amenity (September 2011 updated March 2018)

Bartholomew Estate Conservation Area Statement (2000)

Assessment

1.0 Proposal

1.1 The proposal is for the erection of a single storey extension measuring 5.1m in depth, 4.1m in width and 3.5m in height. The extension would be of flat roof construction in brick with a timber framed full height window to the rear extension. The proposed development would involve the demolition of the existing single storey rear extension, which measures 4.2m in depth, 2.6m wide with a pitched roof rising from 2.4m to 3.1m. The works include hard and soft landscaping to the rear garden.

2.0 Assessment

2.1 The main considerations for the application is the impact of the development on the parent building and the character and appearance of the conservation area together with the impact on neighbour amenity.

Design

2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

2.3 CPG1 (Design) requires that rear extensions should be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing; the design guidance also require new development to respect and preserve the original design and proportions of the building, including its architectural period and style. Whilst, requiring new developments to respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space.

2.4 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The proposed development is considered acceptable in terms of its impact on the character and appearance of the surrounding Hampstead Conservation Area.

2.5 The previous reason for refusal of planning permission 2017/6610/P has been addressed by reducing the depth and width of the rear extension from 6.6m in depth and 5.6m in width to 5.1m in depth and 4.1m in width.

2.6 The Bartholomew Estate Conservation Area Statement requires that rear extensions should be as unobtrusive as possible, and in most cases no more than half the width of the host property (BE20). It also requires that extensions should be in harmony with the original form and character of the house and historic pattern of extensions within a group of buildings (BE21). The host building forms part of a terrace consisting of four properties 16 to 22 Bartholomew Villas with extension of various heights, bulks and scales some of these properties consist of half and full width part single/two storey rear additions. As such, the proposed rear extension would not unbalance the uniformity, nor would the proposal impact on the symmetry of the host building when looked at in context with the neighbouring properties.

2.7 The proposed rear extension would be design to be a secondary addition and is considered sympathetic addition that would not be harmful to the character of the Conservation Area. Therefore, the proposed rear extension is considered in general compliance with policies D1 and D2 of the Camden Local Plan 2017, and BE20 and BE21 of the Bartholomew Estate Conservation Area Statement 2000.

2.8 The proposed rear extension would extend approximately a metre further than the existing outrigger and south of the existing building line. The extension would be constructed using London stock brick, cast iron downpipes, single ply membrane and timber framed windows with soldier course brick that would further enhance the character of the Conservation Area, and would be acceptable under policies D1 and D2 of the Camden Local Plan 2017.

2.9 The extension would retain a significant amount of the garden area, approximately 116sqm of the gardens area would remain and the existing garden covers approximately 130sqm. As such, a loss of 14% of the original garden space is anticipated as a result of the proposed rear extension.

2.10 In terms of biodiversity, the design principles have been further enhanced with the inclusion of the green roof, details of which will be secured via condition. Thus, would be in accordance with CC1 and CC2 of the Local Plan 2017.

2.11 Overall, this is considered subordinate addition to the parent building which would not harm the character and appearance of the conservation area and would be in accordance with the relevant policies of the Local Plan.

Trees

3.0 The contents of the tree report are considered acceptable, there is no objection for the removal of the tree as it appears to be in poor condition due to the poor response to former pruning and possible fire damage that has resulted in scarring on many main branches. The tree officer raised no objection to the proposed tree being removed to the rear elevation and a condition has been attached to the decision notice to require tree replacement.

4.0 Amenity

4.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The Council's amenity guidance CPG6 stipulate that development should be designed to minimise the impact of the loss of daylight, sunlight, artificial light levels, outlook and privacy.

4.2 The additional 1 metre deep extension would have limited impact in reducing sunlight/daylight to the kitchen of the neighbour at No. 18 (to the north), given the additional depth of the extension and distance of the affected window. Thus, the effect would be at acceptable levels. No other overlooking, privacy, sunlight/daylight, noise or artificial light pollution issues resulting from this proposal have been identified.

5.0 Recommendation

5.1 Grant Conditional Planning Permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15th October 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: 2018/3087/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 11 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Alma-nac
Unit 11 Waterloo Court
10 Theed Street
London
SE1 8ST

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

16 Bartholomew Villas
London
NW5 2LL

DECISION

Proposal:

Erection of a single storey extension to the rear elevation following the demolition of an existing rear outrigger, including hard & soft landscaping works to the rear garden all associated with the use as residential dwelling (Class C3).

Drawing Nos: P01, P02 REV01, P03, P04, P05, P06, P07, P51 REV02, P52 REV02, P53 REV01, P54 REV01, P55 REV01, P56 REV01, P57 REV02, P58 REV01, Design and Access Statement commission by Alma/nac dated June 2018 and Arboricultural Survey commissioned by Wassells dated 20th June 2017.

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 and D2 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: P01, P02 REV01, P03, P04, P05, P06, P07, P51 REV02, P52 REV02, P53 REV01, P54 REV01, P55 REV01, P56 REV01, P57 REV02, P58 REV01, Design and Access Statement commission by Alma/nac dated June 2018 and Arboricultural Survey commissioned by Wassells dated 20th June 2017.

Reason:

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

- 4 During the first available planting season following the completion of works, 1x Liquidambar shall be planted as a heavy standard with a girth size of 12-14 cms, unless otherwise agreed in writing by the local authority. The tree shall be planted and maintained to the standards set out in BS8545:2014.

Reason: To ensure the trees on site continue to contribute to the visual amenity and character of the area, in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of 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.

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.

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You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DECISION