

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date: 17/12/2018	
		N/A		Consultation Expiry Date: 18/11/2018	
Officer			Application Number(s)		
Josh Lawlor			2018/4365/P		
Application Address			Drawing Numbers		
21 St Mark's Crescent London NW1 7TU			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of full-width single storey lower ground floor extension with rooflights and green roof, two storey half width extension at upper ground floor. Creation of roof terrace at upper ground floor with associated opening. Installation of two roof lights to main roof slope. Demolition of existing two storey closet wing extension.					
Recommendation:		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	<p>A site notices were displayed near to the site on the 24/10/2018 to the 17/11/2018</p> <p>The application was publicised in the Ham & High from 25/10/2018 to the 18/11/2018</p>			
Adjoining Occupiers:	No. of responses	3	No. of objections	3
Summary of consultation responses:	<p>Objections were received from three resident's on St Mark's crescent, including no. 20 and no. 22. The objections related to:</p> <ul style="list-style-type: none"> • <i>Overbearing the host property, too much volume</i> • <i>Not secondary to the building in terms of location, form or details</i> • <i>Impact of light pollution from the use of glazing and roof lights</i> • <i>Undermines the balance and harmony of the property and group of properties</i> • <i>The existing extension at No. 22 is not a precedent given that the permission in 2002 replaced an existing extension to similar dimensions</i> • <i>Loss of light to both no. 22 and 20. The raised height of the extension would impact the study and ground floor at no 22. The raised part wall with no 20 which will reduce light to the ground floor living area of no 20.</i> <p><i>Officer response: please see the design and amenity section of this report</i></p>			
CAAC/Local groups* *Please Specify	<p>The Primrose Hill Conservation Area Advisory Committee objected to the scheme on the following grounds:</p> <ul style="list-style-type: none"> • <i>The proposals are out of scale and inappropriate</i> • <i>Overbuilding of the rear garden</i> • <i>Rear extensions at no. 22 do not provide a valid precedent. The extensions were granted planning consent in applications dated 2001 and 2002 (PEX0100584 and PEX0201071) and replaced an existing extension.</i> • <i>The rooflights to the rear roof slope would interrupt the unspoilt rear roof sloped</i> • <i>The proposal would cause substantial harm to the character and appearance of the conservation area with no public benefit.</i> 			

Site Description

The site is comprised of a four storey terraced property with a raised ground floor. The building dates from the mid-19th century and is identified as making a positive contribution to the Primrose Hill conservation area. The site is in use as a single dwelling house.

Relevant History

The planning history for the application site can be summarised as follows:

J10/10/4/4224 - Alterations including the erection of an extension at the rear of 21 St. Mark's Crescent, St. Pancras, in connection with the conversion into three residential units. Granted -16/04/1964

J10/10/4/728 - Conversion of basement flat at 21 St. Mark's Crescent, Camden to a self-contained unit by provision of a new external staircase – Granted 01/09/1965

There is also a relevant approval at 22 St Mark's Crescent:

PEX0100584 - Demolition of existing rear additions and construction of extension at basement, ground and first floor levels together with new railings and gate to front of property – granted 04/02/2002

Relevant policies

National Planning Policy Framework (2018)

The London Plan (2016)

Camden Local Plan (2017)

- A1 Managing the Impact of Development
- D1 Design
- D2 Heritage
- A3 Biodiversity
- CC2 – Adapting to climate change
- Policy CC3 – Water and Flooding

Camden Planning Guidance:

- CPG 1 – Design
- CPG 6 – Amenity
- SPG 3 – Sustainability

Primrose Hill Conservation area statement (2000)

Assessment

1. The proposal

1.1 Erection of full-width single storey lower ground floor extension with rooflights and green roof, two storey glazed half width extension at upper ground floor. Creation of roof terrace at upper ground floor with associated opening. Installation of two roof lights to top roof slope. Demolition of existing two storey closet wing extension.

2. Revisions

2.1. It should be noted that when the application was originally submitted it was made invalid due the requirement for a basement impact assessment. At this stage it was also made clear to the applicant that several aspects of the scheme would be unacceptable in principle. These comments on the original proposal were based on feedback from internal officers. The following aspects were revised/removed from the original submission:

- *The extend of the excavation at lower ground floor has been reduced from 0.7m to 0.5m to remove the requirement for a basement impact assessment*
- *The number and position of roof lights on the roof slope has been reduced from 4 to 2*
- *The glazed Juliet balcony at the rear second floor has been removed*
- *The conservatory extension has been removed at upper ground floor*
- *The roof terrace above the front portion of the lower ground floor extension has been amended. The terrace was amended to be set back, so as to be contained by the boundary wall with no. 20 and the proposed two storey extension. The terrace is also contained by metal railings to the front.*
- *The terrace over the lower ground floor extension now includes a glazed walkover skylight.*
- *The extent of the glazing for the two storey extension has been reduced, the proposal now uses punch windows and rendered brick.*
- *A green roof has been included for the lower ground floor extension*
- *A large roof light was included on the lower ground floor extension*

2.2. Following statutory consultation revisions to the proposed scheme were requested in order to appease concerns raised by officers:

- *The height of the two storey extension was reduced by 400mm*
- *The height of the party wall with no. 20 has been reduced from 2.5m to 1.8m (measured from roof terrace at upper ground floor)*
- *The rooflight over the lower ground floor extension has been split into two separate rooflights and reduced in size. It should also be noted that the applicant has agreed to install an internal blind for the lower ground floor rooflights in order to reduce the impact of light pollution.*

2.3. The revisions made to the scheme did not materially affect the scheme and as such were accepted as amendments under the ongoing application.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, local area and Primrose Hill Conservation area (Design and Conservation)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

4. Design and Conservation

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within a conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 4.2. The proposed lower ground floor rear extension and two storey half width rear extension are acceptable due to the presence of similar extension on this terrace. The proposed rear extensions respect the prevailing pattern of rear development found on this terrace (CPG1). The proposed extensions would have a lower total volume and bulk than other recently approved extensions on this terrace.
- 4.3. The position of the full width rear extension at lower ground floor means that the extension will remain as subservient to the building. The extension would have a height of 3.1m. This height is measured from a ground level that has been lowered by 0.5m from existing. The excavation of 0.5m to accommodate the extension serves to reduce the appearance of bulk. Indeed the extension would sit well below the existing boundary walls with no. 20 and no 22 and is considered to be secondary to the building.
- 4.4. The extension would project 5m from the existing rear elevation. The depth of the extension is considered acceptable given that it would replace a closet wing extension which extends 5.4m into the rear garden. The use of glazing for the lower ground floor extension is acceptable. The extension would feature a green roof. A condition is attached to require details of the green roof.
- 4.5. The two storey extension is acceptable given the presence of extensions with greater heights on this terrace, including at no. 22. The extension would rise 7.7m, which is measured from a ground level that has been lowered by 0.5m. This extension would replace an existing closet wing extension with a height of 5.4m. The increase in height of 2.3m from the existing extension is considered acceptable. The presence of extensions with greater heights on this terrace means there is a precedent for increased height. The adjacent property at no. 22, and no. 18 and no. 19 feature two storey extensions from upper ground floor.
- 4.6. The use of glazing for the two storey extension is acceptable. The extension would comprise of two sets of powder coated aluminium punch windows. The use of glazing is broken up through the use of a rendered brick cavity wall.
- 4.7. The creation of a terrace above the lower ground floor extension is acceptable in design terms. The installation of painted timber French doors in replacement of a sash window, is acceptable. The painted timber French door will provide a visual break to the modern extensions. The painted metal railings to enclose the terrace area would complement the building and conservation area.
- 4.8. The removal of a window at first floor to accommodate the extension is acceptable. The like for like replacement of three timber framed sash windows on the rear elevation is acceptable. The two roof lights on the top roof slope are acceptable. A condition is attached to the decision to require materials to match existing.
- 4.9. Subject to the recommended conditions, it is considered that the proposal, would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area. Considerable importance and weight has been attached to the harm and 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 (ERR) 2013.

5. Residential Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.
- 5.2. Due to the proposed extension's location it would not cause significant harm to the amenity of adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure. The lower ground floor extension is set below the existing boundary walls with no. 22 and no 20. The excavation of 0.5m to accommodate the extension would further reduce the extensions' visual prominence.
- 5.3. The two storey extension would have a lower height than the extension at no. 22. The extension would not have a significant amenity impact on this property in terms of loss of outlook or privacy. There is an existing high boundary wall with no.22. To accommodate the extension, the existing party wall with no. 22 would be increased in height by 2.3m from the existing and extended 2.6m from existing. It is considered this increase will have a minor impact on the levels of light to the upper ground floor conservatory extension at no. 22.
- 5.4. Due to the location of the two storey extension there will be no significant loss of amenity to no. 20 in terms of added sense of enclosure or loss of light. The extension will be limited in views from the lower ground floor living area at no. 20. The boundary wall with no. 20 would be increased in height by approximately 1.9m from its existing height and extended by 1.3m from its existing. This increase is measured from upper ground level. This increase is required in order to accommodate the terrace at upper ground floor. This increase will not have a significant overbearing impact.
- 5.5. The raising of the party wall is required in order to limit overlooking from the terrace at upper ground floor. The upper ground floor terrace is sufficiently set back to avoid harmful overlooking onto neighbouring gardens at no 22 and no. 21. It is noted that a number of other properties feature a terrace at upper ground floor, including no. 22.

6. Conclusion

- 6.1. The proposed development is considered acceptable in terms of design and impact on neighbouring residential amenity. The development is deemed consistent with the objectives and policies identified above.

7. Recommendation

- 7.1. 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 3rd December 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'.