

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b> 09/01/2019	
		N/A / attached		<b>Consultation Expiry Date:</b> 15/12/2018	
<b>Officer</b>			<b>Application Number(s)</b>		
Josh Lawlor			2018/5125/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Lower Ground Floor Flat 31A Dennington Park Road London NW6 1BB			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of single storey lower ground floor rear extension					
<b>Recommendation:</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full Planning Permission			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Summary of consultation:</b>		Site notices were displayed near to the site on the 21/11/2018 to the 15/12/2018			
<b>Adjoining Occupiers:</b>		No. of responses	6	No. of objections	6
<b>Summary of consultation responses:</b>		<p>Objections were received from 4 addresses. The objections related to:</p> <ol style="list-style-type: none"> <li>1. Light pollution</li> <li>2. Not in keeping/out of character with character of the terrace</li> <li>3. Harm to trees</li> <li>4. Introduction of a reflection pool and its maintenance</li> <li>5. Extends to deep into rear garden/excavation of garden and loss of garden space</li> <li>6. Excessive use of glazing</li> <li>7. No precedent for extensions on this terrace</li> </ol>			

8. *Looking down from into kitchen/diner from terrace and windows above*
9. *Noise and disruption as a result of the works*
10. *Smells from kitchen/diner*
11. *Highly visible from private views*

Officer response:

1. The design of the roof has been amended to only feature a glazed roof return, rather than being fully glazed
2. The extension is of high quality design and will not harm the character of the building
3. The works would not involve the removal of protected trees.
4. The reflection pool is a modest garden feature, which will be self-maintaining
5. The retaining garden wall is put 70cm back front its existing position, with the lawn being retained
6. The use of glazing is acceptable (see design section for full assessment)
7. The principle of extending residential properties is supported by local plan policy G1 and the extension is acceptable in design policy
8. As above, the roof will be largely comprised of green roof
9. The hours of building works would be controlled according to the environmental protection act 1974 as amended
10. The extension would not alter the existing situation in regards to the kitchen extraction system.
11. The position of the extension at lower ground floor, means it would not be highly visible

Please see the design, amenity, section of this report for detailed response

## Site Description

The application site relates to a two storey terraced building. The site is divided into 4 self-contained flats (Class C3), at lower ground, ground, first and second floor level. The site is not located within a conservation. This application relates to the lower ground floor flat.

## Relevant History

14430 – Conversion of No.31 Dennington Park Rd, to provide 4 self-contained flats – Granted 19/02/1973

2011/4110/P – Erection of a summer house in rear garden following removal of existing sheds to residential flat (Class 3) – Granted at members briefing 10/10/2011

2018/6007/P – Erection of outbuilding to rear of garden – Registered application, currently under officer assessment

## Relevant policies

### National Planning Policy Framework (2018)

### The London Plan (2016)

### Camden Local Plan (2017)

- A1 Managing the Impact of Development
- D1 Design
- G1 Delivery and Location of Growth
- CC2 Adapting to climate change

### Camden Planning Guidance:

- CPG 1 – Design
- CPG 6 – Amenity

## Assessment

### 1. The proposal

1.1. The erection of single storey lower ground floor rear extension to increase the living/dining space for the lower ground floor flat. The extension would cover the full width (5.7m) of the rear elevation and have a depth of 2.8m and height of 3m. The extension would feature a green roof, and glazed roof return.

### 2. Revisions

2.1. The roof the extension was originally pitched and glazed. The roof has been amended to be flat and part sedum part glazed. This revision was requested to reduce the overlooking potential to flats at upper levels, reduce light spill and to improve the appearance of the extension.

### 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 (Design)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

## **4. Design**

- 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.
- 4.2. The proposed lower ground floor rear extension would be a relatively discrete addition, which would remain subordinate to the parent building. The position of the full width rear extension at lower ground floor means that the extension will appear as subservient to the building. The extension would have a depth of 2.8m and provide additional floorspace which would be secondary to the footprint as a whole of the lower ground floor flat. The extension would not project significantly into the garden and would occupy what is currently a retaining wall and hard landscaped area. The retaining wall would be set back 700mm with only a limited amount of garden lawn being lost.
- 4.3. The extension would sit well below the existing boundary walls with no. 29 and no. 33. The use of glazing for the lower ground floor extension will provide a lightweight appearance. The extension would feature a green roof, and glazed roof return, which will enhance the appearance of the extension. A condition is attached to require details of the green roof.

## **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 impacts upon by virtue of noise or vibrations.
- 5.2. Due to the proposed extension's location at lower ground floor, set below two boundary walls (with no.29 and no.33), there would be no 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.
- 5.3. The use of a sedum roof will improve the outlook for the flats at upper levels. The glazing of the roof is limited to the front portion of the extension, which will prevent harmful overlooking to the flats at upper floors.

## **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

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 14<sup>th</sup> January 2019, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***