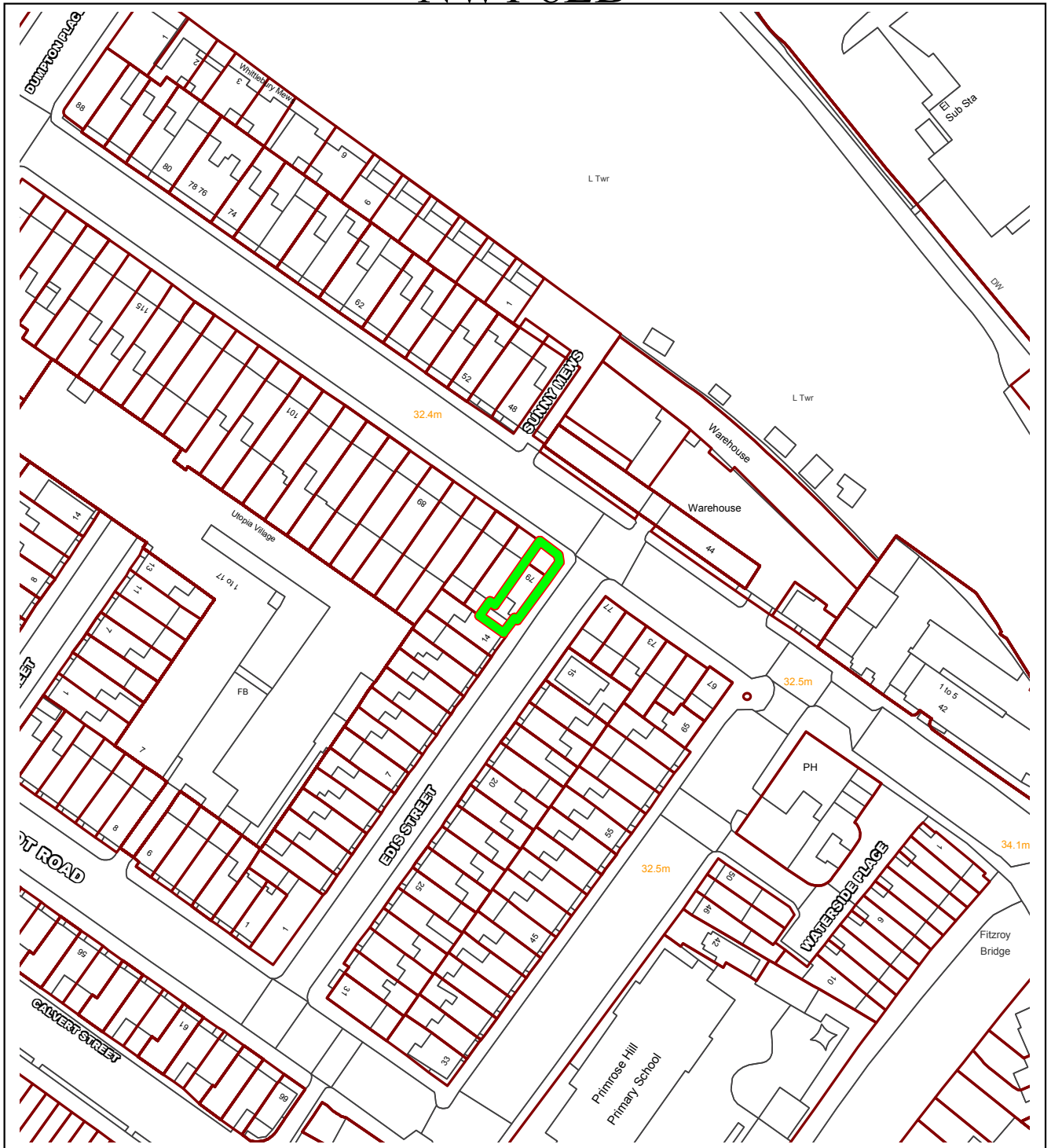


2018/4766/P – 79 Gloucester Avenue, NW1 8LB



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Site photographs



1) Rear extension with unpainted side wall



2) Rear extension alongside rear property



3) Internal photo with frosted glass



4) Streetscene (before works)



5) Streetscene (during works)

Delegated Report		Analysis sheet		Expiry Date:	16/01/2019
(Members Briefing)		N/A		Consultation Expiry Date:	23/12/2018
Officer			Application Number(s)		
Ben Farrant			2018/4766/P		
Application Address			Drawing Numbers		
79 Gloucester Avenue London NW1 8LB			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Increase in roof height of existing ground floor rear addition including application of render to external walls and insertion of high level frosted glazing (retrospective).					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full planning application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	7
Summary of consultation responses:	<p>A site notice was displayed on 23/11/2018 (consultation end date 17/12/2018), and a press notice was displayed on 29/11/2018 (consultation end date 23/12/2018).</p> <p>Objections were received from the owners/occupiers of 7 nearby properties (79A, 81, 83 and 109 Gloucester Avenue, 13 Edis Street, 63 Darwin Court, Flat 6, 18 King Henry’s Road). Note: some of these objections were received in response to a different application on this site (Ref: 2018/4192/P), however as they explicitly referenced this proposal, they have been considered here. The objections can be summarised as:</p> <ol style="list-style-type: none">1. Harm to the character and appearance of the area2. Rendering brickwork is unacceptable in a conservation area3. Style of new windows is inappropriate4. Changes are publically visible5. Sets a dangerous precedent6. Overlooking as a result of the windows7. Light overspill as a result of the windows8. Frosted glazing does not help as movement behind can still be seen9. Poor quality materials used10. Impact on daylight/sunlight to neighbouring properties as a result of the works11. Loss of light as a result of rendering moving the building closer to the boundary12. Application is deficient in information <p><i>Officer Response:</i></p> <ol style="list-style-type: none">1. <i>In accordance with the Primrose Hill Conservation Area Statement (2000) the importance of this part of the conservation area (heritage asset) is derived from its key architectural details including chimneys, fenestrations details, and decorative ironwork. The roof form of this existing modern extension, and subsequent alteration to form a flat roof is therefore considered not to impact on the significance of the heritage asset. The works would have a neutral impact on the character, appearance and historic interest of the conservation area. See section 3 of this report for further details.</i>2. <i>Whilst rendering of brickwork is typically resisted within a conservation area, given the context of surrounding render, and that the extension in question is of modern construction in modern brickwork, this is considered to be acceptable.</i>3. <i>The windows, whilst of a modern appearance, given the modern construction of the extension are considered to be acceptable on balance.</i>4. <i>The changes are considered not to result in harm to the surrounding area, despite their public visibility. See section 3 of this report.</i>					

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| | <ol style="list-style-type: none">5. <i>This is a very unusual case with an existing outbuilding on a corner, which is unlikely to be replicated. In any event, each case is determined on its own planning merits and any such approval here would not set a precedent for future development.</i>6. <i>The proposed windows are high level and obscure glazed, and would therefore not result in additional levels of overlooking.</i>7. <i>Given the obscured nature of the glazing, level of glazing and residential use, this is unlikely to result in undue level of light overspill.</i>8. <i>Any movement behind the proposed glazing is considered not to impact on neighbouring amenities.</i>9. <i>The render, glazing and flat roof finish are considered to form an appropriate quality finish for the conservation area</i>10. <i>The increase in the scale of the building is considered not to result in undue harm to neighbouring amenities in terms of daylight/ sunlight/ outlook and so refusal is not warranted on this basis.</i>11. <i>See Officer's Response no.10 above.</i>12. <i>The application is considered to be sufficient for the determination of this application.</i> |
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**Primrose Hill
Conservation Area
Advisory Committee
(CAAC)**

The Primrose Hill Conservation Area Advisory Committee (CAAC) objects to the proposed scheme, the comments are summarised as:

1. Should be considered against Primrose Hill CA Statement PH25-30
2. Extensions should be unobtrusive and not adversely impact the area (PH26), and extensions should be harmonious in the area (PH27)
3. Proposed addition does not fit within the area, is not consistent with the historic pattern of development, and is obtrusive
4. Overlooking and light pollution, particularly to no.81
5. Questions the accuracy of the plans
6. The agent did not consult the CAAC prior to the submission of the application
7. Harm is caused to the character and appearance of the conservation area without planning consent

Officer Response:

1. *The proposal has been assessed in accordance with relevant local and national policies, see section 3 of this report.*
2. *As above, see section 3 of this report.*
3. *The proposed development is considered to be acceptable given the scale and design of the addition, and is not obtrusive within the street-scene or area. See section 3 of this report.*
4. *The glazing is obscured glazed meaning no undue harm would be caused in terms of overlooking, and given the level of glazing and its obscured nature, it is unlikely to result in unduly harmful levels of light pollution.*
5. *The plans are considered to be sufficiently accurate for the determination of this application.*
6. *There is no statutory requirement for an agent/applicant to contact the CAAC prior to the submission of an application.*
7. *In accordance with the Primrose Hill Conservation Area Statement (2000) the importance of this part of the conservation area (heritage asset) is derived from its key architectural details including chimneys, fenestrations details, and decorative ironwork. The roof form of this existing modern extension, and subsequent alteration to form a flat roof is therefore considered not to impact on the significance of the heritage asset. The works would have a neutral impact on the character, appearance and historic interest of the conservation area. See section 3 of this report for further details.*

Site Description

The application site contains a three storey terraced property (with basement) on the corner of Gloucester Avenue and Edis Street, with shop front to the ground floor (though prior approval has been granted for this to become a residential unit (see history section below)). The property is noted as having a 'shop front of merit' within the Primrose Hill Conservation Area Statement, and as being a positive contributor to the conservation area.

The property is covered by an Article 4 direction which restricts its permitted development rights to make certain external alterations to the property without the requirement for planning permission.

Whilst the property is sited within the Primrose Hill Conservation Area, there are no nearby Listed Buildings which would be impacted by the proposal.

Relevant Planning History

79 Gloucester Avenue (Application Site)

2018/4192/P - Variation of condition 3 (approved drawings) of planning application ref: 2017/2170/P dated 30/05/2018 for 'Excavation of front light well and associated external alterations', namely to amend the lightwell to form a skylight below external grille – **Currently under consideration**

2017/2170/P - Excavation of front light well and associated external alterations – **Granted 30/05/2018**

2016/4347/P – Change of use from office (B1a) to residential use (C3) at ground and lower ground floor levels to provide 1 x 2 bed unit under Class O of the General Permitted Development Order 2015 – **Granted Prior Approval Subject to S106 dated 11/10/2016**

2016/1713/P - Use of ground and basement floors as office (Class B1a) – **Certificate of Lawfulness (Existing) Granted 21/06/2016**

81 Gloucester Avenue

2009/0231/P - Revisions to planning permission was granted on 21/10/08 (2008/4226/P) for change of use from maisonette and basement flat into one single family dwelling house, including replacement of conservatory with two-storey infill extension and alterations to the front lightwell and garden, namely additional excavation at basement level under front garden, alterations to balcony/staircase from rear ground floor level to garden and alterations to windows at rear basement level and within front basement lightwell – **Granted 27/04/2009**

H10/12/2/1754 - The conversion of the basement of 81, Gloucester Avenue, Camden, to a self-contained flat – **21/04/1966**

Relevant policies

National Planning Policy Framework (2018)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design
D2 Heritage

Camden Planning Guidance

CPG1 Design (2018)

CPG Amenity (2018)

Primrose Hill Conservation Area Statement (2000)

Assessment

1. The proposal

1.1. This application seeks retrospective planning permission for the following works:

- Remove the previous mono-pitched roof of the rear addition, to be replaced with a flat roof, with a height of 2.8m (0.5m higher than the pre-existing eaves of the pitched roof).
- The raised roof allows for high level glazing facing back towards the rear of the host property.
- External walls of the proposal finished in white painted render.

2. Revisions

2.1. The proposed plans have been amended since the original submission to accurately reflect the existing development in on site. This includes the application of white painted render to the walls of the extension and the removal of the side facing high-level glazing.

3. Conservation and design

3.1. Local Plan Policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).

3.2. Local Plan Policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

3.3. Paragraph 4.10 of CPG1 (2018) states that rear extensions should be designed to: be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing; respect and preserve the original design and proportions of the building, including its architectural period and style; and respect and preserve existing architectural features.

3.4. Paragraphs PH25-30 of the Primrose Hill Conservation Area Statement concerns rear extensions, requiring them to be of a sensitive scale, design, and use of materials, to be unobtrusive and harmonious to the original form and character of the property and surrounding area.

3.5. The application site is located within the Primrose Hill Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

3.6. The property is sited within sub area two of the Primrose Hill Conservation Area Statement.

Sub area two is primarily formed of long terraces with uniform character, constructed in London stock brick and stucco/render. This part of the conservation area derives its significance from key architectural details including chimneys, fenestrations details, and decorative ironwork. The shopfront of the host property is of importance, with traditional timber features contributing to the conservation area.

- 3.7. This application relates to a rear outbuilding of modern construction which has recently been converted to form part of the residential accommodation of the host property (with glazed link addition). Prior to the formation of the flat roof currently on site, the building had a simple mono-pitched roof and modern buff brick finish. It is considered that this element of the property did not contribute to the significance of the heritage asset (the Primrose Hill Conservation Area); indeed, the Conservation Area Statement outlines the features discussed in para. 3.2 of this report above as contributing to its overall significance. Given the limited contribution of this element of the property to the conservation area, it is considered that the formation of a flat roof to this existing structure in principle would not impact on the significance of the Primrose Hill Conservation Area.
- 3.8. Given the corner location of the property, it is noted that the addition would be visible from Edis Street, however; Given the relatively minor nature of the alteration, it is not considered to represent a prominent addition and would still be read as subservient to the host building, being of an appropriate siting, scale, design and material finish.
- 3.9. Whilst the rendering of brickwork in conservation areas is typically resisted in accordance with CPG1, the rendering of the external walls of the building is considered appropriate in this instance as it would match the white stucco ground floor façades of the neighbouring properties along Edis Street.
- 3.10. The glazing, whilst modern in its style would be sited within the rear extension element which by reason of its siting and form would be clearly read as a modern element to the property. Given the secondary nature of this element, coupled with its modest form, the glazing is considered to be appropriate in this instance. Whilst it similarly would be visible from the street, the fenestrations proposed are considered not to constitute harm to the character and appearance of the area.
- 3.11. 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 proposal is considered to preserve the character and appearance of the conservation area.
- 3.12. Given the above, the size and design of proposed alterations are considered to have an acceptable impact on the character, appearance of the host property and surrounding conservation area, and is considered to be acceptable in design and heritage terms, in accordance with policies D1 and D2 of the Local Plan.

4. Impact on Neighbour Amenity

- 4.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 4.2. Whilst it is acknowledged that the addition is located just 1.5m from the rear elevation of the neighbouring property at no.81 Gloucester Avenue, given the relatively modest increase in height (with an overall height on the boundary of 2.8m), it is not considered to cause harm to

the amenity of the neighbouring property in terms of loss of light, outlook or privacy.

4.3. Whilst the glazing is high level looking towards the rear of the properties along Gloucester Avenue, it has been obscure glazed to prevent any loss of privacy to adjoining properties. A condition shall be attached to any subsequent consent requiring its retention in perpetuity. It is noted that the obscure glazing would also help to alleviate light overspill concerns.

4.4. Given the above, the proposal is not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy, and is in compliance with policy A1 of the Local Plan.

Recommendation:

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 11th February 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 and search for 'Members Briefing'.

Application ref: 2018/4766/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 6 February 2019

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

The D*Haus Company Limited
Unit 13, Old Dairy Court
17 Crouch Hill
London
N4 4AP

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A

79 Gloucester Avenue

London

NW1 8LB

DECISION

Proposal:

Increase in roof height of existing ground floor rear addition including application of render to external walls and insertion of high level frosted glazing (retrospective).

Drawing Nos: Location and Block Plan (unnumbered), 79GA_EX_000, 79GA_EX_001, 79GA_EX_002, 79GA_EX_003, 79GA_EX_004, 79GA_EX_005, 79GA_PL_000_Rev.A, 79GA_PL_001_Rev.A, 79GA_PL_002_Rev.A, 79GA_PL_003_Rev.A, 79GA_PL_004_Rev.A, & 79GA_PL_005_Rev.A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Location and Block Plan (unnumbered), 79GA_EX_000, 79GA_EX_001, 79GA_EX_002, 79GA_EX_003, 79GA_EX_004, 79GA_EX_005, 79GA_PL_000_Rev.A, 79GA_PL_001_Rev.A, 79GA_PL_002_Rev.A, 79GA_PL_003_Rev.A, 79GA_PL_004_Rev.A, & 79GA_PL_005_Rev.A.

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

- 3 The high level glazing of the development hereby approved shall be made obscure glazed prior to the first occupation of the development and shall be retained as such in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 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 paragraph 38 of the National Planning Policy Framework 2018.

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

DRAFT

DECISION