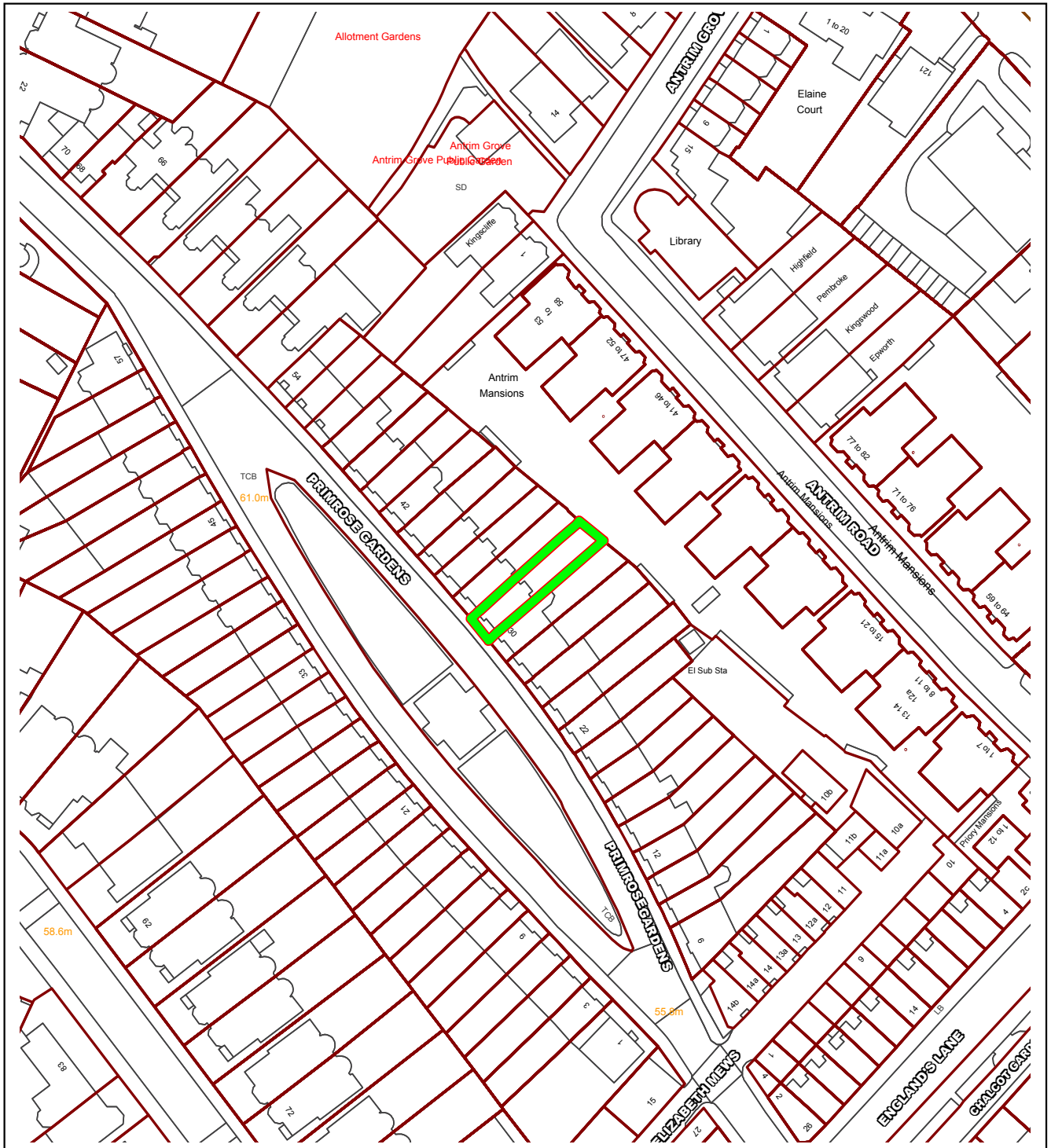


Flat A, 32 Primrose Gardens - 2018/5072/P



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Site photographs

1. Existing rear elevation



2. Existing rear elevation



3. Rear extension at No.30 currently under construction



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		09/01/2019	
		N/A		Consultation Expiry Date:		16/12/2018	
Officer				Application Number(s)			
Patrick Marfleet				2018/5072/P			
Application Address				Drawing Numbers			
Flat B, 32 Primrose Gardens London NW3 4TN				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
External alterations including erection of single storey rear extension at lower ground floor level.							
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. of responses		01		No. of objections	
						01	
Summary of consultation responses:		<p>Site notice: displayed from 16/11/2018 Press notice: published on 22/11/2018</p> <p>One objection from the owner of No.30 Primrose Gardens was received and the following concerns raised:</p> <ol style="list-style-type: none"> 1. Appears extension would exceed 3m and would block light to our garden. 2. Proposed staircase down to the garden would increase overlooking of our garden. <p><u>Officer comment</u></p> <ol style="list-style-type: none"> 1. See paragraph 2.3 of this report. 					

2. See paragraph 2.3 of this report.

Belsize CAAC

Objection

1. The proposals do not relate to the bay window, the architecture of the house and are intrusive to adjoining neighbours.

Officer comment

1. See sections 2.2 and 2.3 of this report

Site Description

The application site relates to the upper floor flat of a four storey terrace building located on the northern side of Primrose Gardens. Properties along this side of the street are characterised by raised front entrances with sunken front lightwells and red brick facades. The majority of properties in the terrace have been altered in the form of front and rear roof dormers of varying size and design, including the host property which has existing front and rear dormers.

The application building is located within the Belsize Conservation Area, it is not listed but is identified as making a positive contribution to the character of the area.

Relevant History

Application site

2018/5073/P - External alterations including replacement of existing front and rear dormer windows with enlarged dormer extensions with associated rear roof terrace. **Approved 05/02/2019.**

Neighbouring sites

30 Primrose Gardens

2017/4647/P - Erection of a single storey rear extension, replacement windows throughout and alterations to lower ground floor flat entrance of residential dwelling (Class C3). **Approved 03/11/2017.**

42 Primrose Gardens

2017/5540/P - Erection of a part single, part two storey rear extension at lower and upper ground floors with garden access. **Approved 06/03/2018.**

Relevant policies

National Planning Policy Framework 2018

The London Plan March 2016

Draft New London Plan showing Minor Suggested Changes (13 August 2018)

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance (CPG)

CPG 1 Design (July 2015 updated March 2018)

CPG 6 Amenity (Sept 2011 updated March 2018)

Belsize Conservation Area Statement (2003)

Assessment

1 PROPOSAL

1.1 Planning permission is sought for the erection of a single storey rear extension at lower ground floor / rear garden level. The proposed extension would have a height of 3m, depth of 3.7m and width of 4.8 metres.

1.2 Permission is also sought for the installation of a new door opening at upper ground floor level and external staircase to provide direct access to the rear garden area.

Revisions

1.3 During the course of the application the applicant has submitted revised drawings showing the balustrade treatment of the proposed upper ground Juliet balconies to be black metal railings.

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Amenity of neighbouring residential occupants (Amenity)

2.2 Design and Conservation

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 The overall size and scale of the proposed rear extension, coupled with its simple flat roof design, is considered to represent a subordinate addition that would not have a significant impact on the original design and proportions of the host dwelling. Whilst officers note that the proposal would conceal the lower part of the existing bay window feature to the rear of the property, this feature would remain unaltered at upper floor level and continue to be read as an original characteristic feature of the property. Therefore, the proposal is considered to have an acceptable impact on the original character of the host building and neighbouring dwellings, particularly as it would largely match the size and design of the extension approved to the neighbouring property at No.30 Primrose Gardens, which is currently under construction. Revisions have been secured to ensure that the balustrade to ground floor level would remain sympathetic to the host building and surrounding properties.

2.2.3 The proposed extension would be located to the rear of the site and would be completely screened from public view, ensuring no harm would be caused to the character and appearance of the surrounding conservation area particularly given the prevalence of similar sized extensions to the rear of neighbouring properties in the street.

2.2.4 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations, would ensure no harm is caused to the character of the host building and surrounding conservation area, in accordance with policies D1 and D2 of the Camden Local Plan.

2.3 Amenity

2.3.1 Policy A1 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, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 The size, scale and height of the proposed rear extension is not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy. Whilst the proposal would extend beyond the rear elevation of the approved extension at No.30 by 0.7m, this additional depth is considered marginal and would not have an unacceptable impact on light and outlook to the neighbouring rear garden area as a result. No.34 also contains an existing SS rear extension, though of less depth. As a result of the location of fenestration and depth of this existing extension, it is not considered that the extension hereby proposed would result in a loss of light or outlook to this neighbouring property.

2.3.3 It is noted that concerns have been raised with regard to the increased overlooking to neighbouring gardens that would occur as a result of the raised platform and steps leading down to the rear garden area. Whilst these views are already available from the rear upper floor windows of the host property, a condition has been added to the decision notice requesting details of a privacy screen to be submitted to and approved in writing by the Council. The erection of suitably designed privacy screen is considered to allay any concerns relating to increased overlooking at the site. In addition, a further condition is recommended to ensure that the area of flat roof at ground floor level is not used as a terrace to protect from overlooking towards the neighbouring no.34.

3.0 Recommendation:

3.1 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 18th 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: 2018/5072/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 13 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

Cadmonkies
Studio ONE
19 Westminster Croft
NN13 7ED

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
32 Primrose Gardens
London
NW3 4TN

DECISION

Proposal:

External alterations including erection of single storey rear extension at lower ground floor level.

Drawing Nos: P/18/310/001, P/18/310/003 A, P/18/310/002

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: P/18/310/001, P/18/310/003 A, P/18/310/002

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

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected prior to commencement of use of the rear stepped access and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of the neighbouring occupiers in accordance with the requirements of policies G1 and 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

DRAFT

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

DECISION