

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/01/2019	
		N/A / attached		<b>Consultation Expiry Date:</b>		10/02/2019	
<b>Officer</b>				<b>Application Number(s)</b>			
Gideon Whittingham				2018/5850/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
69 St. Augustine's Road London NW1 9RR				Consented - Site Plan; Existing - Ground Floor Plan; Existing - Rear Elevation; Existing - Rear Elevation; Existing - Front Elevation; Existing - Section AA; Proposed - Ground Floor Plan; Proposed - First Floor Plan; Proposed - Side Elevation; Proposed - Front Elevation.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Amendments including increase in size of the single storey side extension at lower ground floor by 4.6m and installation of 2 no. new rooflights to planning permission dated 07/11/2018 (ref 2018/3546/P) for erection of single storey rear extension with terrace above and side extension both at lower ground floor level.							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		Site notice – 11/01/2019 expired 04/02/2019 press notice – 17/01/2019 expired 10/02/2019  No consultation responses were received in response to this planning application.					
<b>CAAC/Local groups comments:</b>		The Camden Square CAAC were directly notified of this proposal and provided no comment.					

## Site Description

The property is located on the north west side of St Augustine's Road in the Camden Square conservation area. The property is one half of a symmetrical villa pair, across four floors (lower ground, upper ground, 1st and 2nd). The Camden Square Conservation Area Appraisal and Management Strategy (March 2011) (CAAMS) notes that "all properties are considered to make a positive contribution to the character and appearance of the Conservation Area (CA) unless listed as neutral or negative", and the CAAMS does not identify this building as detracting from the character and appearance of the CA.

## Relevant History

69 St Augustines Road:

- Planning permission granted (ref 2018/3546/P) for "Erection of single storey rear extension with terrace above and side extension both at lower ground floor level". Dated 07/11/2018
- Pre-application advice issued (2018/2484/PRE) for "Replacement garden level rear and addition of side extension: rear extension of increased height and depth. Rear 1st floor extension to match the existing volume of that of No.71 St. Augustines Road. New roof dormer to each of front, side and rear". Dated 26/06/2018
- Planning permission granted (ref PE9700297) for "Change of use to a single dwelling, and alteration to the fenestration at basement level". Dated 05/09/1997

70 St Augustines Road:

- Planning permission granted (ref 2012/5466/P) for "Erection of front extension to existing basement level side addition on flank of dwelling house (Class C3). Dated 10/12/2012

71 St Augustines Road:

- Planning permission granted (ref 2017/4801/P) for "Erection of rear extension at ground floor level". Dated 15/11/2017

## Relevant policies

### LDF Core Strategy and Development Policies

National Planning Policy Framework 2018

### The London Plan 2016

### Camden Local Plan 2017

Policy G1 Delivery and location of growth

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

### Camden Planning Guidance

CPG1 Design 2015 updated March 2018

CPG6 Amenity 2018

### Camden Square Conservation Area Appraisal and Management Strategy (March 2011)

## Assessment

### 1. Background:

1.1 Permission was granted (ref 2018/3546/P) on 07/11/2018 for the erection of single storey rear extension with terrace above and side extension both at lower ground floor level.

1.2 The rear extension was depicted on plan as 7.3 (w) x 4.7 (d) x 3.2m (h) and set beyond the rear elevation and feature railings above for use as a terrace.

1.3 Associated alterations included the replacement in size, scale and location of an existing lean-to on the flank elevation (gap between Nos.67 and 69), set 6.8m behind the front elevation.

### 2. Proposal:

2.1 The erection of single storey rear extension with terrace above and side extension both at lower ground floor level. This includes

- A rear extension depicted on plan as 7.3 (w) x 4.7 (d) x 3.2m (h) and set beyond the rear elevation and feature railings above for use as a terrace.
- An extended replacement lean-to on the flank elevation (gap between Nos.67 and 69), set 2.2m from the front elevation. The lean-to would require filling in an existing flank doorway and feature 2No. rooflights above.

2.2 This application differs from the extant permission by essentially proposing an enlarged lean-to with rooflights.

2.3 Due to the Pre-application advice issued in June 2018, and officer advice during application ref:2018/3546/P, revisions were not requested.

### 3. Assessment:

3.1 The main considerations material to the determination of this application are summarised as follows:

- Design & Character
- Amenity

### 4. Design & Character:

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Policy D2 (Heritage) states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. Camden's Local Plan Document is supported by CPG1 (Design).

4.2 The site is one half of a symmetrical pair of villas. It is one of a group of six pairs in a row and therefore the impact of the proposals on the overall building and the uniformity of the group are key considerations.

4.3 With regard to the rear extension, circumstances have not changed to a significant degree that would warrant a differing assessment from that made forming part of ref 2018/3546/P. Therefore:

*At the rear the extension would project the full width of the plot, approximately 1.5m wider than the existing. The proposed rear elevation would combine a large expanse of glazing with more*

*substantial masonry to the side and would be sympathetic to the rear elevation of the host building. Although the policy preference is for rear extensions to be no wider than the existing building due to the distance from the street, the proposed height of the building to the parapet line and the relatively narrow side gap it is considered that the additional width of the extension would not be evident from the street and would not upset the apparent rhythm of rear extensions. In addition, the balustrade to the roof terrace has been moved in from the boundary so that its additional height is not seen in views from the street.*

4.4 With regard to the proposed side extension, CPG1 acknowledges certain building forms may lend themselves to side extensions. Such extensions should be designed. In many streets in the north of the Borough houses have mature rear gardens that can often be seen through gaps between buildings, softening the urban scene and providing visual interest. The infilling of gaps will not be considered acceptable where:

- significant views or gaps are compromised or blocked;
- the established front building line is compromised
- the architectural symmetry or integrity of a composition is impaired
- the original architectural features on a side wall are obscured; or
- access to the rear of a property is lost.

4.5 The Camden Square Conservation Area Appraisal and Management Strategy acknowledges gaps between buildings represent an important established feature of relief in an otherwise densely developed environment, where the buildings are generally arranged in terraces 3 storeys in height. The Council will resist development in gaps where they are formed:

- between semi-detached and detached properties
- back garden development, where it can be seen from the public realm, will be resisted, in order to preserve green gaps within streetscapes and views along rear vistas.

4.6 St Augustine's Road is characterised by a consistent arrangement of set-back grander houses, primarily symmetrical villa pairs with green gaps within streetscapes and views along rear vistas.

4.7 Set 2.2m from the front elevation and depicted on plan as a store and connected to the replacement lean-to, side extensions are not a common form of development within the Camden Square Conservation Area, especially in the vicinity of no. 69 St Augustine's Road, and they are not considered part of the character and appearance of the conservation area.

4.8 A number of examples have been submitted by the applicant of side extensions at Nos.26, 43 and 48 Augustine's Road, however none have sought nor received planning permission and do not therefore have any planning history and is not therefore considered to be a relevant guide to this form of development at this location.

4.9 A side extension at No.6 is adjacent to a new housing block development, on the other side of the road, located a significant distance away towards Agar Grove and was permitted in 2016 under a previous planning framework and again, is not therefore considered to be a relevant guide to this form of development at this location.

4.10 A side extension at No.70 St. Augustine's Road resulted in bringing forward an already proud side extension. Therefore the circumstances differ and was permitted in under a previous planning framework and is not therefore considered to be a relevant guide to this form of development at this location.

4.11 It is noted that many properties, including its villa pair, have erected door (typically timber) entrances within these gaps, however clear public views are maintained of the flank walls and gaps. Although the side extension would remain set back from the frontage, its design, scale and siting is such that this would not reduce its apparent nature and imposition within an important gap between the properties, contrary to the objectives of Policy D1, D2, CPG1 and the Camden Square Conservation

## Area Appraisal and Management Strategy.

4.12 Taking the above matters into consideration, it is concluded that the proposal would fail to preserve the character and appearance of the Conservation Area and would not meet the requirements of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.13 Under section 72 of the Planning (listed building and conservation area) Act 1990 requires special attention to be paid to the desirability of preserving and enhancing the character and appearance of a conservation area. This has been given great weight and importance as is required by law.

## 5. Amenity:

5.1 Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan Document is supported by CPG6 (Amenity).

5.2 It is considered that no undue harm would be caused with regard to the amenity of the neighbouring properties in terms of access to sun

5.3 The enlargement of the rear garden level extension is not considered to harm the amenity of neighbouring residents as it would be relatively modest and would not project significantly further than the consented extrusion at 71.

5.4 The enlarged side extension would be pitch away from flank wall windows at its matching level and would not result in reduction in outlook or access to sunlight/daylight.

5.5 The roof terrace, by virtue of its position set away from No. 71 would not afford detrimental overlooking into neighbouring habitable rooms.

5.6 Within this context, the proposal would not result in detrimental harm to neighbouring residential properties in terms of sunlight/daylight or noise nuisance or sense of enclosure.

## Conclusion

For the reasons outlined above, the proposed side extension, by virtue of its design, scale and siting would appear as an incongruous addition to the host property, compromising the symmetry of the villa pair, impairing the importance of the gap between the properties and harming the uniformity of the properties along this part of the road. This would harm the character and appearance of the host property and the Camden Square Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).