

Delegated Report		Analysis sheet		Expiry Date:	07/03/2019
		N/A / attached		Consultation Expiry Date:	10/03/2019
Officer			Application Number(s)		
Thomas Sild			2019/0155/P		
Application Address			Drawing Numbers		
126 Boundary Road London NW8 0RH			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of part single, part two-storey rear extension at ground and first floor level					
Recommendation(s):		Refuse planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	2	No. of objections	2
Summary of consultation responses: <i>(Officer response in italics)</i>	Press Notice 14/02/2019 – 10/03/2019 Site Notices (x 2) 13/2/2019 – 09/03/2019 <ul style="list-style-type: none"> 2 x public objections in respect to the storage of hazardous substances <i>Nitrogen oxide and liquid oxygen would be stored and used for medical purposes. Both substances are classed as hazardous. The storage of such substances is regulated by Health and Safety legislation and the Dangerous Substances and Explosive Atmospheres Regulations 2002. As such the indication of their storage within the proposals would not be considered a material planning consideration.</i>			
CAAC comments:	<u>N/A</u>			
Site Description				
The site consists of a three storey plus basement level building in D1 use, situated on the north side of Boundary Road. No. 126 is noted as a positive contributor to the St Johns Wood Conservation Area.				
Relevant History				
<ul style="list-style-type: none"> 22 January 2019 - 2018/5487/P – Permission granted for installation of roof top plant 18 December 2018 – 2018/4836/P – Certificate of Lawfulness for use of the ground and basement floors as language school (Class D1). 				
Relevant policies				
National Planning Policy Framework (2019) The London Plan (2017) Camden Local Plan (2017) Policy A1 Managing the impact of development Policy D1 Design Policy D2 Heritage Camden Planning Guidance CPG1 Design (2018) CPG6 Amenity (September 2011 updated March 2018) CPG8 Planning obligations				

Assessment

Planning permission is sought for a part single, part two storey rear extension across ground and first floor levels. At ground floor the extension would infill the remaining rear lightwell area, and at first floor level wood extend full width to a depth of 3.74m.

- Design and heritage impact
- Impact on neighbour amenity
- Transport

The works would facilitate the conversion of the former language school (Use Class D1) into a medical clinic (Use Class D1). As the two uses remain in the same use class, planning permission is not required for such a change.

Design and heritage

The Council will welcome high quality contemporary design which responds to its context. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG1 (Design).

Through Local Plan policy G1 the Council will deliver growth by securing high quality development taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site. Policy D1 seeks to ensure development respects local context and character. Development must propose details and materials that are of high quality and complement the local character.

Camden's Design Guidance indicates that proposals should have regard to the scale, form and massing of neighbouring buildings and respect and preserve the historic pattern where it exists. No. 126 forms part of a terrace of 17 early Victorian commercial buildings. The buildings in the row are highly consistent each with three storeys (plus basement), continuous and unbroken front parapets and uniform elevational treatment. To the rear, the level of uniformity is also high and remains visible from multiple private views as well as from Bolton Road. There is a variety of rear infill along the terrace at ground floor level. The lightwell area is constrained in nature, sitting behind the rear boundary wall and railed opening. It does not benefit from direct access from the building, nor serve as outside space. Given these reasons there is no objection to infill extension within this area at ground floor level.

The adjoining terrace is consistent in its building form at first floor level, with the only exception being a small scale part-width extension at the end of the row fronting onto Bolton Road. The consistent rear building line of the terrace and retention of original pattern of fenestration and (for the most part) roofline significantly adds to the group value of the terrace and enhances its special character. The addition of an extension at first floor level at no. 126 which is part way along the terrace would be visible to the rear of the terrace including views from Bolton Road. The addition would disrupt the historic rhythm, form and pattern of development along the terrace, eroding its uniformity and group value, to the detriment of the host building, terrace and surrounding conservation area.

As such the development would fail to either enhance or preserve the special character of the St Johns Wood Conservation Area, and would unacceptably compromise the building's positive contribution to the designated heritage asset contrary to Local Plan policies G1, D1 and D2.

Neighbour Amenity

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. CPG - Amenity provides specific guidance with regards to privacy, overlooking and outlook.

Council Tax records indicate that both adjoining properties are in residential use at upper floors, with self-contained units at first and second floor levels at nos.124 and 128. Whilst it is duly noted that habitable room windows have not been indicated on the plans, the rear first floor windows to either adjoining properties serve residential units and would be the sole source of natural light and outlook to these rear habitable rooms. The extension would project 3.7m across full width at first floor level and project out along either boundary to form blank flank elevations at the same level as these windows. The proposed development would significantly intrude into the 45 degree sightlines taken from the adjacent first floor windows and as would result in an unacceptable loss of outlook and overbearing sense of enclosure contrary to policy A1 of the Camden Local Plan.

Recommendation

Refuse planning permission.