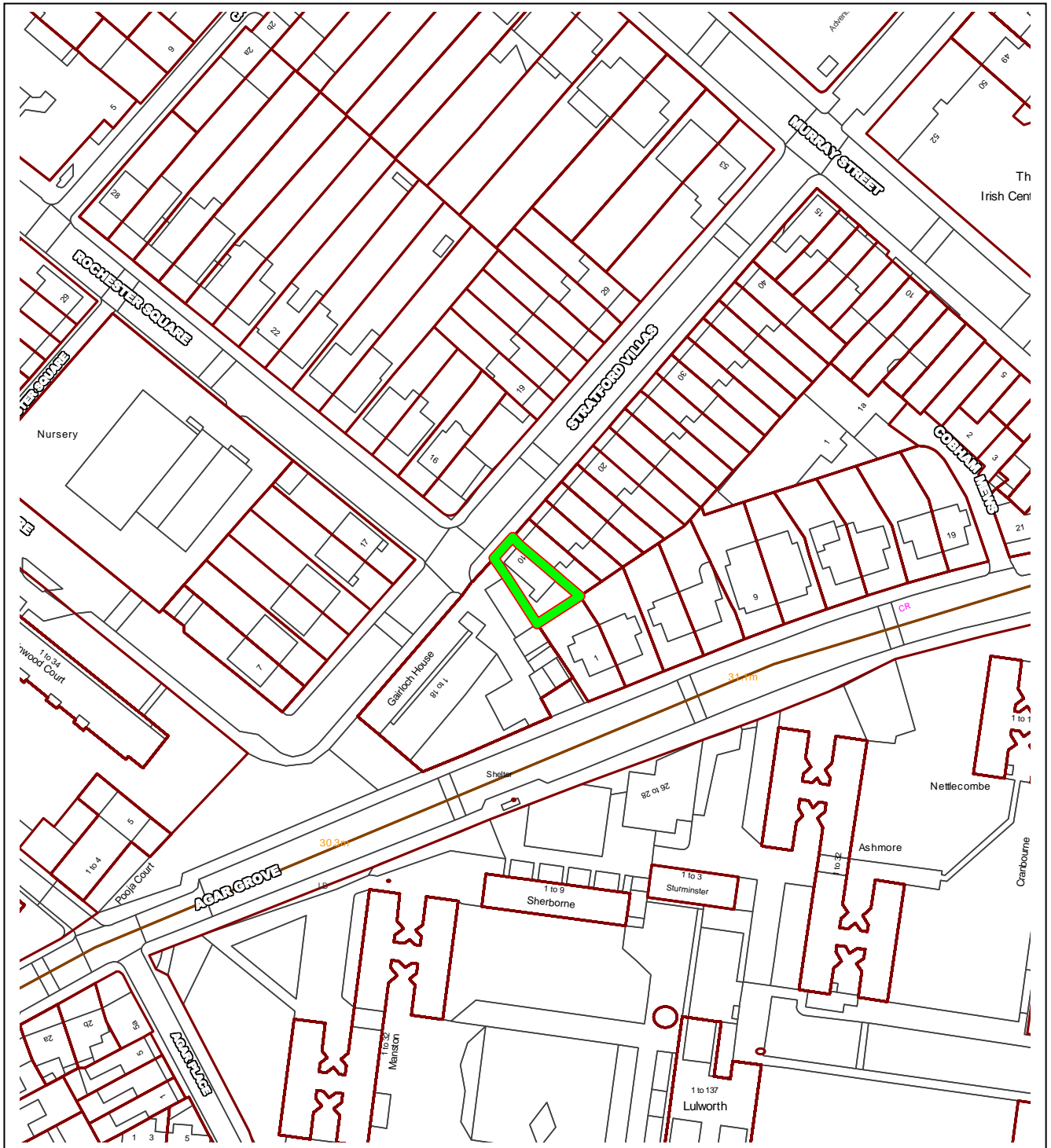


# 2018/4948/P – Flat A, 10 Stratford Villas



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**2018/4948/P – Flat A, 10 Stratford Villas**



1) Rear elevation of the property with existing excavated patio and single storey outrigger



2) Rear elevation and side of outrigger



3) Existing side access

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>11/01/2019</b>	
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>		<b>17/03/2019</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Ben Farrant				2018/4948/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat A, 10 Stratford Villas London NW1 9SG				Please refer to 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 a lower ground floor single storey rear extension and alterations to fenestration and garden landscape.							
<b>Recommendation(s):</b>		Grant conditional planning permission					
<b>Application Type:</b>		Full planning application					

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Adjoining Occupiers:</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on 20/02/2019 (consultation end date 16/03/2019), and a press notice was displayed on 21/02/2019 (consultation end date 17/03/2019).</p> <p>No objections were received following public consultation on the scheme.</p>			
<b>Camden Square Conservation Area Advisory Committee (CAAC)</b>	<p>The Camden Square CAAC objects to the scheme on the following grounds, followed by the Officer's Response below each point, written in italics:</p> <ol style="list-style-type: none"> <li>1. Plans are rudimentary, lack detail, and do not show neighbouring context <ul style="list-style-type: none"> <li>- <i>The plans are considered to be sufficiently clear for the determination of the application.</i></li> </ul> </li> <li>2. Details of materials are unclear, the plans state timber whilst the application form states UPVC (which would be unacceptable) <ul style="list-style-type: none"> <li>- <i>The details were amended during the course of the application to include timber fenestrations as shown on the plans (and secured by condition).</i></li> </ul> </li> <li>3. Rooflight details are insufficient and would be visible from neighbouring properties <ul style="list-style-type: none"> <li>- <i>The details are considered to be sufficient for the determination of the application; the visibility from neighbouring properties would not constitute undue harm or a reason for refusal.</i></li> </ul> </li> <li>4. The proposal is 'at best inoffensive' but does not contribute to the character of the conservation area <ul style="list-style-type: none"> <li>- <i>The proposal would have a neutral impact on the character and appearance of the conservation area, and is considered to be acceptable.</i></li> </ul> </li> <li>5. Overlooking, particularly given the boundary height <ul style="list-style-type: none"> <li>- <i>Given the single storey nature of the development, the level of overlooking would be unchanged from existing views from the garden.</i></li> </ul> </li> <li>6. Light pollution <ul style="list-style-type: none"> <li>- <i>Given the scale of the rooflights, they would not unduly harm neighbouring residential amenities to the extent that refusal would be warranted.</i></li> </ul> </li> <li>7. Internal layout concerns <ul style="list-style-type: none"> <li>- <i>Alterations to the interior of the existing unit would not require planning consent; the concerns would be addressed by separate Building and Fire Regulations.</i></li> </ul> </li> <li>8. Drainage concerns <ul style="list-style-type: none"> <li>- <i>The proposal is unlikely to result in significant alterations to drainage, particularly given that it replaces a hard landscaped area. Appropriate drainage details are covered by separate Building Regulations.</i></li> </ul> </li> </ol>			

## Site Description

The application site comprises a four storey (plus roof additions) end of terrace property on the south-eastern side of Stratford Villas.

The property is within the Camden Square Conservation Area and is noted as a positive contributor; the property is not listed and there are no nearby listed buildings.

## Relevant Planning History

None directly applicable.

## Relevant policies

### National Planning Policy Framework (2019)

### London Plan (2016)

### Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

### Camden Planning Guidance

CPG Design (2019)

CPG Amenity (2018)

### Camden Square Conservation Area Statement (2011)

## Assessment

### 1. The proposal

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

- Single storey rear extension (2m deep, 4.3m wide and 2.6m high) with two rooflights measuring 1.5m by 0.9m.
- Relocation of access to the property from the front, to the side
- Minor alterations to the external landscaping (which would not require planning consent)

### 2. Revisions

2.1. The plans were amended since the original submission to replace the proposed UPVC casement windows with timber casements.

### 3. Conservation and design

3.1. Local Plan Policy D1 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. The application site is located within the Camden Square 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.
- 3.4. The proposed addition would be of an acceptable siting, scale and design, having a lightweight appearance and being clearly subordinate to the host property. The extension would not result in harm to the character or appearance of the property and, by reason of its siting to the rear of the flat at lower ground floor level, would not be immediately prominent in public views. The extension would be constructed in sympathetic materials which would continue the finish of the rest of the property. The proposal would not result in harm to the character or appearance of the conservation area.
- 3.5. The minor alterations to fenestration and landscaping to the property are considered to be acceptable, and would have a neutral impact on the appearance of the property and surrounding area.
- 3.6. The proposal is considered to preserve the character and appearance of the conservation area. 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.
- 3.7. As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### **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. Given the siting, scale and nature of the proposed addition and alterations, they are not considered to result in any harm to the residential amenities of neighbouring properties. At single storey, the proposal would not result in overlooking concerns, and given its siting, it would not result in harm to neighbouring properties in terms of daylight/sunlight or outlook. Whilst some concern arises as a result of light overspill from the proposal, given the scale of the proposal, this element alone would not constitute a reason for refusal.
- 4.3. Concerns have been raised regarding the roof lights that would be located in the roof of the single storey rear extension. They would be centrally located with the roof and would not provide direct views into the upper floor windows on the rear elevation of the flats above. Given the scale of the rooflights, they would not be considered unduly harmful to the neighbouring residential amenity in terms of lightspill.
- 4.4. Given the above, the proposal is considered not to result in undue harm to neighbouring amenity 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 8<sup>th</sup> April 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'.***

Application ref: 2018/4948/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 28 March 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Phone: 020 7974 4444

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[www.camden.gov.uk](http://www.camden.gov.uk)

Peter Brown Associates  
63 Grosvenor Street  
Mayfair  
London  
W1K 3JG

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat A, 10 Stratford Villas**  
**London**  
**NW1 9SG**

Proposal: Erection of a lower ground floor single storey rear extension and alterations to fenestration and garden landscape.

Drawing Nos: Location Plan (unnumbered), 218/10/01, 218/10/02, 218/10/03\_Rev.A & 218/10/04\_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 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: Location Plan (unnumbered), 218/10/01, 218/10/02, 218/10/03\_Rev.A & 218/10/04\_Rev.A.

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

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 2019.

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