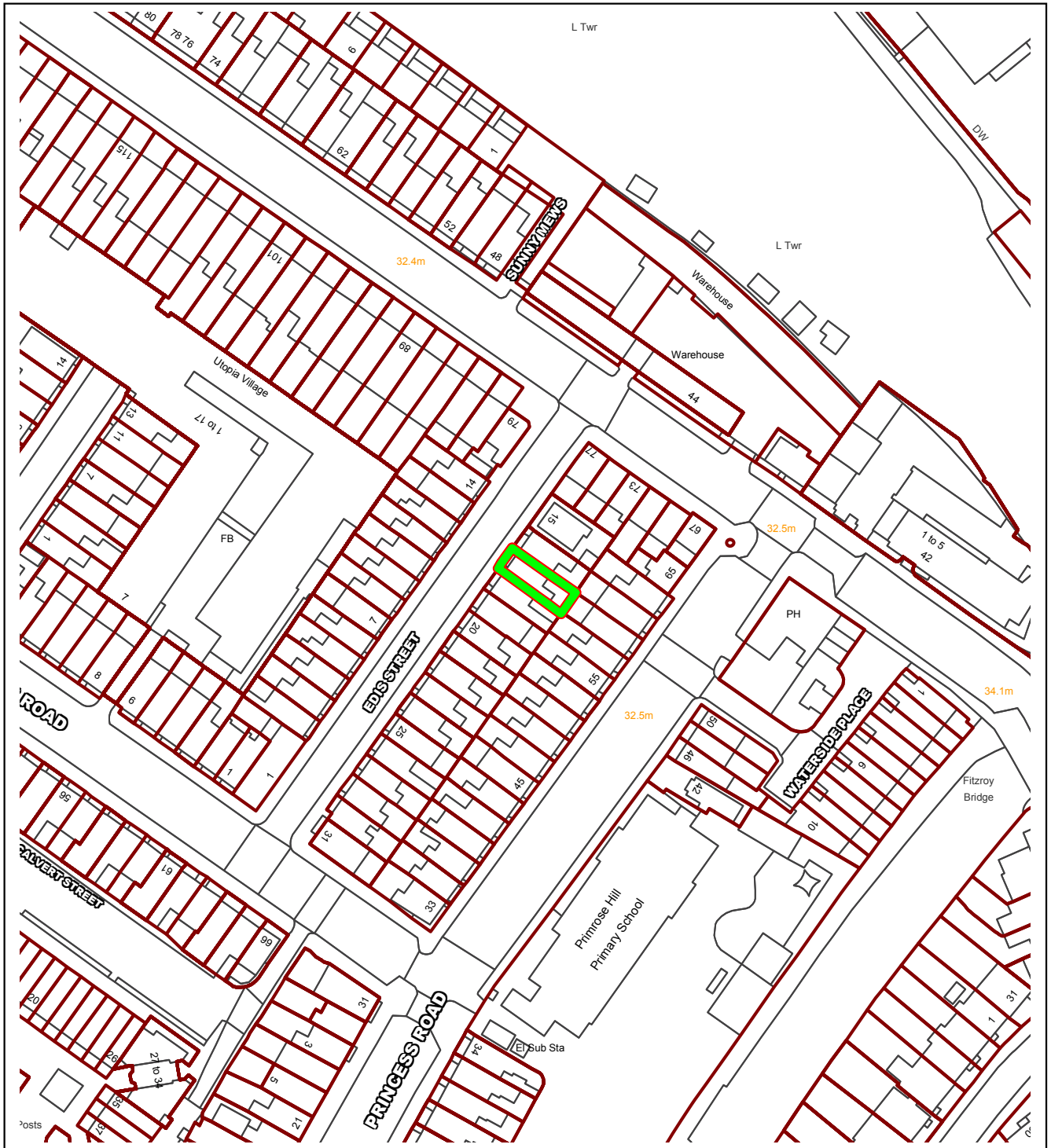


17 Edis Street 2019/1896/P



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Photo 1 showing rear extension as built and boundary wall with no.16



Photo 2 showing rear extension fenestration and join with existing closet wing.



Photo 3 showing existing rear closet wing. The double height window is as existing.

Delegated Report		Analysis sheet		Expiry Date:	04/06/2019
(Members Briefing)		N/A / attached		Consultation Expiry Date:	12/05/2019
Officer			Application Number(s)		
Laura Hazelton			2019/1896/P		
Application Address			Drawing Numbers		
17 Edis Street London NW1 8LE			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Variation of condition 3 (approved drawings) of planning permission granted on 21/04/2017 (ref: 2016/7041/P) for the erection of mansard roof extension and single storey rear infill extension; replacement of 4 x rear sash windows with matching windows; lowering of ground floor level by 15cm; installation of new French doors and bricking up of existing door within front lightwell; removal of metal staircase and replacement with a platform lift; namely, changes to infill extension including height of party wall, removal of 100mm set back, change from metal cladding to London stock brick, and changes to fenestration.					
Recommendation(s):		Grant planning permission			
Application Type:		Variation or Removal of Condition(s)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>The application was advertised in the local press on 18/04/2019 and site notices were displayed on Edis Street and Princess Road between 17/04/2019 and 11/05/2019.</p> <p>One objection was received from the owner/occupier of 57 Princess Road on the following grounds:</p> <p>The drawings submitted are not correct. The level of the basement is shown as -2728. The enforcement team at Camden know from previous complaints that this level is wrong. The correct level is closer to -3078. This level should be confirmed by the case officer as it could be lower than this. The current level was constructed without planning approval. This means that the height of the glass doors is between 350mm and 500mm higher than shown on the submitted drawings.</p> <p>In the planning application, under Item 5. Condition(s) - Removal/Variation the architect has stated that the step back of 100mm as required by the original planning approval has not been built. They state that this is accepted by the planning officers. I have an email from Raymond Yeung, a Camden planning officer, dated 15 April 2019 stating that nothing has been agreed.</p> <p><i>Officer Response</i></p> <p><i>The basement level has been investigated previously by the Council's Enforcement Team, and the case was closed following determination that it was not expedient to take enforcement action due to the limited difference from the consented excavations. The submitted drawings are sufficient for the determination of the application, in combination with officer site visits to the application site.</i></p> <p><i>Please see section 4 below for a full design assessment.</i></p>					
CAAC comments:	<p>One objection was received from the Primrose Hill Conservation Area Advisory Committee (CAAC):</p> <p>We objected to the previous application, 2016/7041/P, and sought the set back of the proposed infill. When that application was granted, 21 April 2017, there was no report published for the Members' Briefing, required when a CAAC objects.</p> <p>Our basic objection to the building line of the infill stands, although we have no objection to the modification of the fenestration.</p> <p>We are always concerned when planning consents are not adhered to in the work actually carried out, and a variation to the original consent not obtained before the work is done.</p> <p><i>Officer Response</i></p>					

	<p><i>Please refer to section 4 below for a full design assessment.</i></p>
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Site Description

The application site is a three storey mid-terrace property on the east side of Edis Street. The property is constructed in London stock brick with decorative stucco features to the front elevation. The property is located within the Primrose Hill Conservation Area. Although the building is not listed, it is identified as making a positive contribution to the character and appearance of the conservation area.

The site is located within an Article 4 Direction area restricting permitted development rights for extensions and alterations.

The building is in use as a single dwellinghouse, and is located in a predominantly residential area.

Relevant History

2016/7041/P - Erection of mansard roof extension and single storey rear infill extension; replacement of 4 x rear sash windows with matching windows; lowering of ground floor level by 15cm; installation of new French doors and bricking up of existing door within front lightwell; removal of metal staircase and replacement with a platform lift. Planning permission granted subject to S106 legal agreement 21/04/2017.

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

London Borough of Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

Camden Supplementary Planning Guidance

CGP Design 2019

CPG Amenity 2018

Primrose Hill Conservation Area Statement 2000

Assessment

1.0 Proposal and background

- 1.1 Planning permission was previously granted on 21/04/2017 (ref: 2016/7041/P) at the application site for the 'Erection of a mansard roof extension and single storey rear infill extension; replacement of 4 x rear sash windows with matching windows; lowering of ground floor level by 15cm; installation of new French doors and bricking up of existing door within front lightwell; removal of metal staircase and replacement with a platform lift'.
- 2.0 Retrospective permission is now sought to vary condition 3 of the above consent (approved drawings) to regularise the development which has not been built in accordance with approved drawings. The amendments include the following changes to the approved rear extension:
- Decrease in height of party wall by 500mm
 - Removal of 100mm building line set back to extension
 - Change in material from metal cladding to London stock brick
 - Changes to the fenestration design.

3.0 Assessment

3.1 The material planning considerations in the determination of this application are:

- Design (impact of the proposals on the character and appearance of the host building and Primrose Hill Conservation Area)
- Amenity (impact of the proposals on the amenity of neighbouring residents in terms of daylight, outlook and privacy)

4.0 Design

- 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. Policy D1 of the Local Plan 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. Camden's Local Plan is supported by CPG (Design).
- 4.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") is relevant which requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 4.3 The proposed changes to the rear extension include the removal of the previously approved 100mm setback from the existing closet wing extension so that the infill extension now sits flush with the closet wing. The raised party wall parapet has also been removed so that the party wall sits 500mm lower than previously approved. The setback was previously introduced in order to ensure that the existing closet wing extension remained legible and that the new extension appeared subordinate to it. Although the previous design is considered preferable, the development as-built is considered to remain subordinate to the host building, and is not considered to be of sufficiently poor design so as to justify the refusal of the application on this ground.
- 4.4 The fenestration design has been changed from a three pane sliding door to a wider two pane sliding door (increased in width from 2.4m wide to 3m wide), and the extension is finished in matching stock brick rather than the approved metal cladding (details of which were secured by condition). The amendments to the glazing and material are considered to be fairly minor changes and the development is still sympathetic to and in keeping with the host building.
- 4.5 It is noted that a gas burner has been installed with an externally projecting chimney without the benefit of

Application ref: 2019/1896/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 18 June 2019

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Martin Evans Architects
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EC2A 3PB
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

17 Edis Street
London
NW1 8LE

Proposal: Variation of condition 3 (approved drawings) of planning permission granted on 21/04/2017 (ref: 2016/7041/P) for the erection of mansard roof extension and single storey rear infill extension; replacement of 4 x rear sash windows with matching windows; lowering of ground floor level by 15cm; installation of new French doors and bricking up of existing door within front lightwell; removal of metal staircase and replacement with a platform lift; namely, changes to infill extension including height of party wall, removal of 100mm set back, change from metal cladding to London stock brick, and changes to fenestration.

Drawing Nos:

Superseded drawings: EDI-EX-GA-01, EDI-EX-GA-08

Amended drawings: EDI-PL-GA-01, EDI-PL-GA-08.

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 shall be carried out in accordance with the following approved plans: EDI-PL-GA-00, EDI-PL-GA-01A, EDI-PL-GA-02A, EDI-PL-GA-03A, EDI-PL-GA-04A, EDI-PL-GA-05A, EDI-PL-GA-06A, EDI-PL-GA-07A, EDI-PL-GA-08A, EDI-PL-GA-09A, EDI-PL-GA-10A, EDI-PL-GA-11, EDI-DEM-GA-01A, EDI-DEM-GA-02A, EDI-DEM-GA-03, EDI-DEM-GA-04, EDI-DEM-GA-05, EDI-DEM-GA-06A, EDI-DEM-GA-07, EDI-EX-GA-02, EDI-EX-GA-03, EDI-EX-GA-04, EDI-EX-GA-05, EDI-EX-GA-06, EDI-EX-GA-07, EDI-PL-GA-01, EDI-PL-GA-08.

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

- 2 Louvre screens shall be installed below the glazed roof in accordance with the approved drawings within two months from the date of this decision. The louvres shall be permanently retained thereafter.

Reason: In order to prevent lightspill and unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

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Informative(s):

- 1 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.
- 2 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).
- 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.

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

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DECISION

planning permission. A separate planning application is due to be submitted for these works and as such, they are not under consideration as part of the current application.

4.6 Overall, the proposed alterations to the approved scheme are considered to be minor material amendments and are acceptable. The infill extension as built reads as a subordinate and sympathetic addition to the host building in terms of its size, design and materials, and it is considered to preserve the character and appearance of the conservation area owing to the limited private views of the development.

4.7 As such, the proposals are considered acceptable and are in accordance with policies D1 and D2 of the Camden Local Plan.

4.8 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 [ERR] 2013.

5.0 Amenity

5.1 Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.

5.2 The proposed alterations to the approved scheme would be minor, with limited external alterations. The principle change impacting neighbouring amenity would be the reduction in height of the party wall, which would lessen any potential impacts on the light and outlook of no.16.

5.3 The previous consent included a condition requiring the installation of louvre screens to the roof of the extension to protect neighbouring amenity:

The use of the rear extension hereby approved shall not commence until the louvre screens, as shown on the approved drawings, have been installed. The louvres shall be permanently retained thereafter.

5.4 It is noted that these have not been installed as approved even though use of the extension has commenced. As such, this condition will be re-worded to require installation of these screens within two months of approval of the current application.

6.0 Conclusion

6.1 On balance, the amendments are considered to preserve the character of the host building, conservation area, and neighbouring amenity, and are considered acceptable.

7.0 Recommendation

7.1 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 24th June 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'.