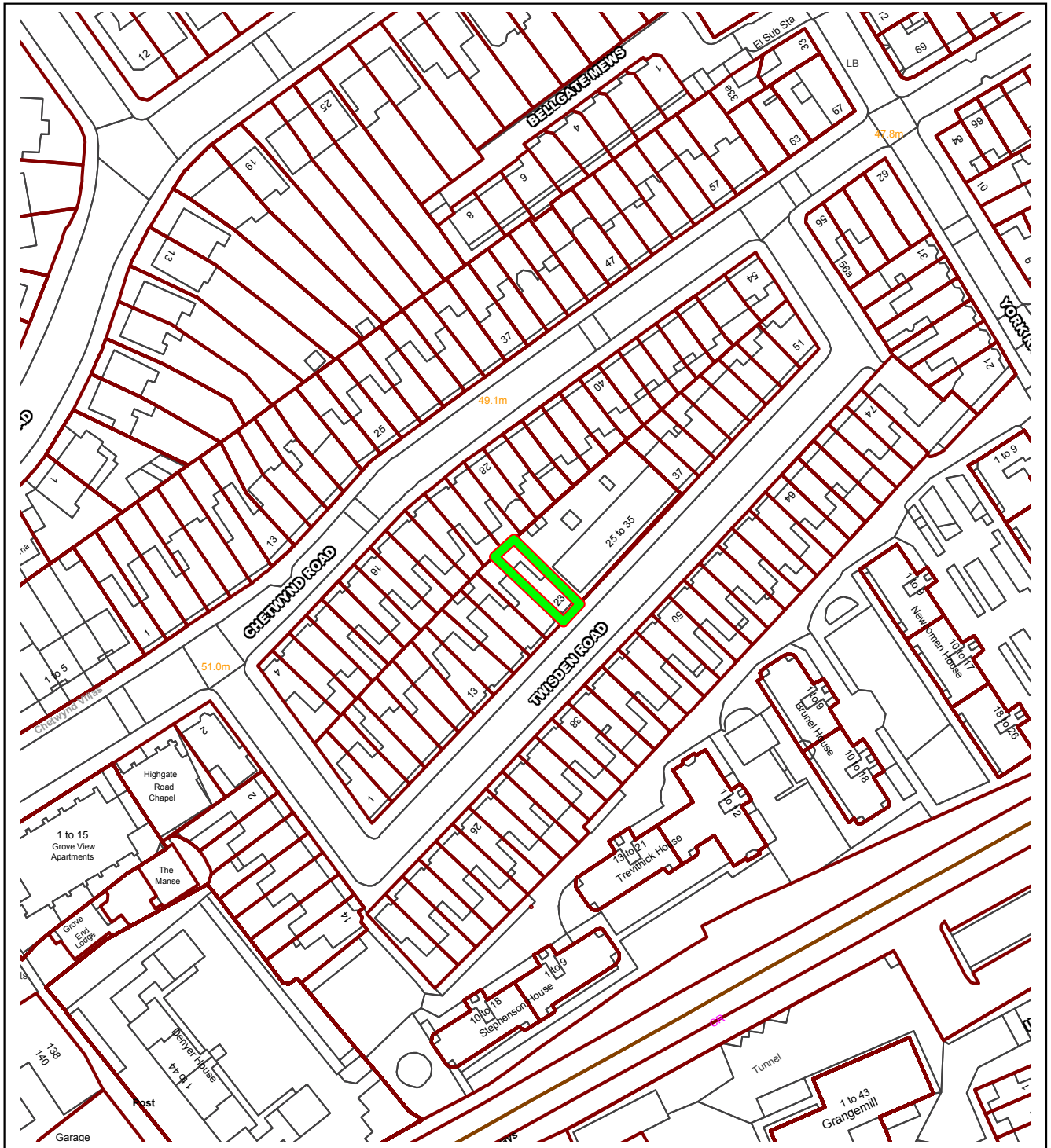
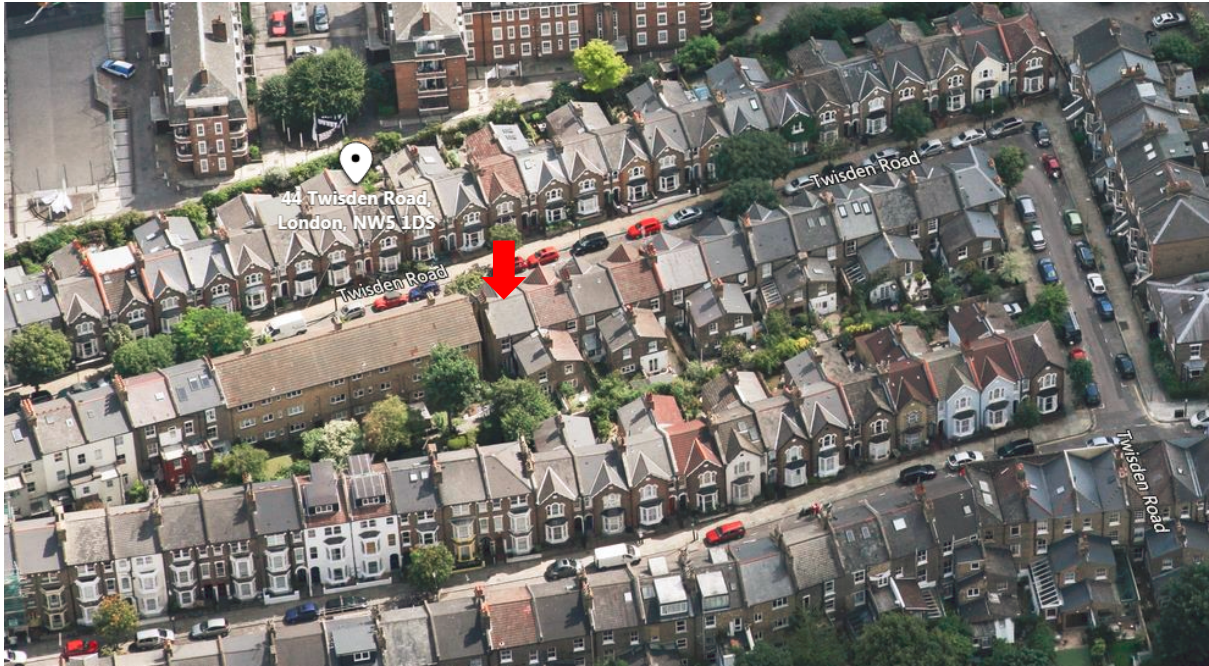


2019/0582/P - 23 Twisden Road, NW5 1DL



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1. Aerial view of the application site and surroundings.



2. View of the existing gap to be infilled by the proposed extension, existing boundary wall and existing doors into the rear return at ground floor level – opening to be retained.



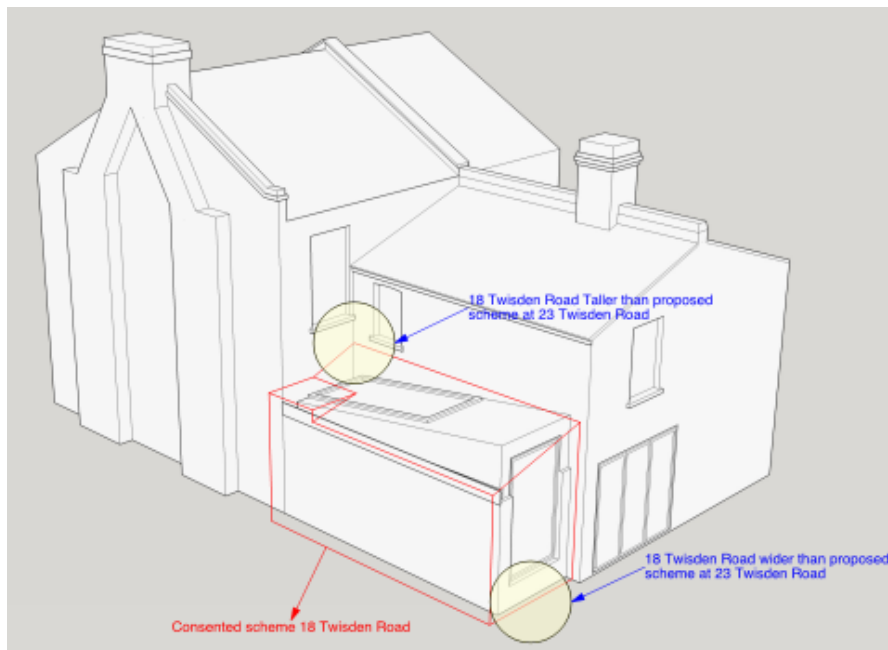
3. View towards the rear boundary wall and no. 26 Chetwynd Road



4. Boundary with no. 25 Twisden Road



5. Existing window in side wall of rear return to now be retained.



6. 3D volume of the proposed infill extension, layered with the outline of the infill extension granted at no. 18 (2016/0643/P)

Delegated Report		Analysis sheet		Expiry Date:	24/04/2019
(Members Briefing)		N/A		Consultation Expiry Date:	07/04/2019
Officer			Application Number(s)		
Nora-Andreea Constantinescu			2019/0582/P		
Application Address			Drawing Numbers		
23 Twisden Road London NW5 1DL			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of side infill extension and replacement of doors at ground floor level of the existing two storey projection, installation of two rooflights to the rear slope, all to single family dwellinghouse (Class C3).					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice		
Informatives:			
Consultations			
Adjoining Occupiers:	Site notices displayed from - 01/03/19 Press notice issued from - 14/03/19	No. of objections	0
Summary of consultation responses:	No comments received from the neighbouring occupiers.		
Dartmouth Park CAAC	<p>The CAAC has objected on the proposed scheme on the following grounds:</p> <ol style="list-style-type: none"> 1. Objection to the change of use of the loft space into habitable space. The existing shallow roof does not allow appropriate internal height of 2.3m. 2. Any rooflights to the main roof to be flush with the roof slope. 3. Chimney and pots to be retained. 4. If the property is to be externally redecorated it would add to the character of the streetscape. 5. The existing timber sash window at first floor is an original historic feature and should be retained. 6. Infill extension can be seen from public space in Twisden Road, also along the gardens of the adjacent Camden Council block of flats. This would replace the view of planting above boundary wall, and the heightened wall and sloping roof look discordant and over dominant. 7. As seen from the rear of Chetwynd Road houses the extension is of excessive ill proportioned bulk. A more usual modest infill would be more appropriate. 8. The rooflight on the rear extension is excessively large introducing light pollution. 9. Rainwater and waste downpipes set in a gap between the infill extension existing rear wall, is an odd detail for future maintenance. 10. The application form states that the applicant is a resident at the address, however the property remained empty since it changed hands. <p><i>Officer response:</i></p> <ol style="list-style-type: none"> 1. <i>The internal alterations at attic level as shown in the proposed drawings are not considered development which would require planning permission.</i> 2. <i>The proposed rooflights would be Conservation Style, flush with the roof slope. See para 4.8, 4.9</i> 3. <i>No changes are proposed to the existing chimneys and pots.</i> 4. <i>The proposed scheme does not include any decorations and this is not a policy requirement</i> 5. <i>The existing timber sash window will be retained as existing.</i> 6. <i>The view of the proposed infill extension is limited due to the pattern of development and gap between the buildings. See paras 4.3 – 4.6;</i> 		

	<p>5.2 – 5.3.</p> <p>7. <i>The proposed extension would have maximum height of 3m as seen from the rear which considered subordinate to the host building, See paras 4.3 – 4.6; 5.2 – 5.4</i></p> <p>8. <i>Due to the orientation of the proposed roof slope the proposed rooflight on the roof of the infill extension would result in limited levels of lightpollution. See paras. 4.6; 5.2 – 5.4.</i></p> <p>9. <i>The proposed drainage system is part of the modern design of the extension and is considered acceptable.</i></p> <p>10. <i>The occupation of the building is not a material planning consideration in determining planning applications.</i></p>
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Site Description

The application site is located on the north west side of Twisden Road and lies within Dartmouth Park Conservation area. The street runs parallel to Chetwynd Road to the north west and the rear gardens of the properties back on to one another.

The building is a two-storey end of terrace building and has a rear return which forms a pair with its neighbour at no.21.

The area is predominantly residential and in close vicinity to Kentish Town Station.

Relevant History

No previous planning records at the application site.

Other relevant records in vicinity of the application site:

PEX0200922 – 7 Twisden Road - Proposed single storey rear extension at ground level to a single-family dwelling – **Granted Certificate of Lawful Development dated 19/11/2002**

2016/0643/P - 18 Twisden Road - Erection of single storey side infill extension to the rear at ground floor level. – **Granted 12/04/2016**

Relevant policies

National Planning Policy Framework 2019

Draft London Plan 2018

London Plan 2016

Policy 3.5 – Quality and design of housing developments

Policy 5.10 – Urban greening

Policy 7.4 – Local Character

Policy 7.6 – Architecture

Camden Local Plan 2017

Policy D1 - Design

Policy D2 - Heritage
Policy A1 - Managing the impact of development
Policy CC2 - Adapting to climate change
Policy CC4 – Air quality

Camden Planning Guidance

CPG - Altering and extending your home 2018
CPG – Design 2018
CPG – Amenity 2018

Dartmouth Park Neighbourhood Plan (Draft January 2019)

Policy DC2 Heritage assets
Policy DC3 Requirement for good design

Assessment

1. Proposal

1.1 The applicant seeks planning consent to:

- extend the building with an infill rear extension
- replace the doors of the ground floor level of the rear return
- install two rooflights to the rear slope.

1.2 The proposed infill extension would have a width of 1.8m, length of 5.5m, maximum height of 3m. The extension would have a rooflight of 3m by 1.26m and be set in from the rear of the return by 0.4m.

1.3 The existing single glazed timber doors at ground floor level of the rear return would be replaced with thin framed double glazed metal doors within the existing opening.

1.4 The proposed two rooflights would be conservation type, located on the rear roof slope and have dimensions of 0.98m x 0.78m and 1.18m x 0.78m.

2. Revisions

2.1 The following revisions were negotiated during the course of the application:

- Maximum rear extension height of 3m was subsequently reduced to 3.15m
- Replacement of timber sash window at first floor level on side wall of rear return with metal frame window was removed from proposal
- Enlargement of ground floor level door aperture on rear return retained as existing.
- Removal of one rooflight and reduction in dimensions of the largest one from 1.8m x 0.78m, to 1.18m x 0.78m.

3. Considerations

3.1 The main issues for consideration area:

- Design and Heritage
- Impact on neighbouring amenity

Assessment

4. Design and Heritage

- 4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that preserves or enhances its established character and appearance. Similar considerations are supported by policies DC2 and DC3 under Draft Dartmouth Neighbourhood Forum.
- 4.2 In relation to extensions, CPG Altering and extending your home states that they should respect and preserve the original design and proportions of the building, the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space, be secondary to the building being extended in terms of location, form, scale, proportions, dimensions and detailing, and retain the open character of existing natural landscaping and garden amenity.
- 4.3 This side of Twisden Road comprises a row of two storey terraced buildings separated by more modern three storey block of flats. The application building sits at the end of the first terraced row, separated by a gap of 1.8m between the property and the adjacent blocks of flats. The character of the rear elevations on this section is characterised by two storey rear returns and modest rear gardens. Within the terrace row there are examples of infill extensions which were granted consent historically (nos. 7 and 11), with fully glazed sloped roof towards the adjacent neighbouring boundary.
- 4.4 The end of terrace context provides an opportunity for a different approach to the design of the infill extension. The proposed extension would have a roof which slopes upwards as it moves away from the host building, reaching a height of 3m at the rear end of the extension. The extension would be set back from the rear wall of the two storey rear return to further distinguish itself as a contemporary addition and help break up the massing. It would be served by a large picture window which would allow light deep into the existing building.
- 4.5 In support of the proposal, the applicant has provided a visual that demonstrates that the infill extension would be similar in total massing terms than a typical side extension with pitched roof that slopes down towards the boundary, albeit the form is different. The extension at no. 18 Twisden Road, a recent 2016 permission, has been used as a comparative example. As such, it is considered that the proposed infill extension would be subordinate to the host building and would be a well proportioned addition. It is noted that the side wall of the extension could be glimpsed from Twisden Road due to the gap between the buildings, however it would not have a harmful impact on the streetscene.
- 4.6 The extension would have a brick base to match the host building and zinc roof above set in from the extension's external side wall. The proposed extension would appear lightweight with the picture window forming most of the rear elevation. The extension would have a rooflight on top of the zinc roof to ensure adequate levels of daylight and sunlight are still received in the centre of the building. It is acknowledged that the extension would have a distinct and contemporary design compared to the existing extensions within the terrace

row, however due to its modest scale and high quality detailing the extension would integrate well with the character of the wider terrace. Given the extension would not extend beyond the established rear building line, the openness of the garden would be retained.

4.7 The proposed replacement doors at ground floor level of the rear return, would retain the existing door opening, and would have thin metal frames. This alteration would maintain the proportion of the rear elevation and together with the proposed rear infill, would result in a more contemporary, but appropriate, design of the rear elevation.

4.8 The proposed two rooflights on the rear roof slope would be conservation type, flush with the roof slope. Their dimensions and proportions are considered to preserve the character and appearance of the rear roof slope and are therefore considered acceptable in this instance.

4.9 Overall, the proposed development due to its, scale, proportions and detailed design would be considered to respect the character and appearance of the host building, and wider terrace row. 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.

5. Impact on neighbouring amenity

5.1 Policy A1 seeks to protect the quality of life of occupiers by only granting permission for development that would not harm their amenity. The main factors which are considered the impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.

5.2 The proposed extension would share the boundary with the modern block of flats at no. 25 Twisden Road. Due to the existing pattern of development and sun orientation, the existing two storey rear return overshadows the location of the proposed extension. Both the 25-degree and 45 – degree tests, as promoted by CPG Amenity, have been applied to the relationship between the proposed development and the ground floor window at no.25, and both tests are passed. This confirms that adequate levels of daylight and sunlight would continue to be reached by the occupiers at no. 25 and a full daylight and sunlight assessment is not required. As such, the proposed infill extension, due to its modest scale, design and set back from rear return, would not worsen the current situation in terms of daylight and sunlight, which is acceptable in this instance.

5.3 In terms of overlooking, the proposed extension would have no windows facing the neighbouring property at no. 25 and therefore there are no concerns in this regard.

5.4 It is noted that currently the boundary between the application site and no. 25 is formed by a 1.4m high brick wall with trellis above up to 2.2m. The proposed extension would increase the height of the existing boundary wall by 1m, to 2.4m high, with the roof set in from the boundary and gradually increasing in height by 0.7m towards the rear of the site. It is considered that the modest increase in height of the boundary wall and the resulting roof would not harmfully increase the sense of enclosure felt by the neighbouring occupiers.

5.5 The proposed extension would have a roof light on top of the roof to allow good levels of daylight and sunlight into the main building. Due to the roof orientation, the rooflight would be directed towards the upper floors of the application building, and not towards the neighbours. It is considered that the resulting light spill would be limited and would not harm significantly the amenity of the neighbouring occupiers.

5.6 In relation to the impact of the proposed development to the occupiers at no. 21, the proposed extension would not alter the boundary condition and therefore would be no harm caused to their amenity in terms of loss of light, outlook nor overlooking.

5.7 It is noted that the rear gardens of the properties within the terrace row the application site is part as well as the one opposite at Chetwynd Road have modest gardens of maximum 4.5m in depth. The proposed extension would be set back from the rear wall of the existing rear return and therefore, this would maintain the existing relationship between the application building and neighbouring one at no. 26 Chetwynd Road.

5.8 Overall the proposed development, due to its nature, scale, proportions and position, would avoid harm to the neighbouring amenity and therefore would be acceptable in this regard.

6. Recommendation

10.1. 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 21st October 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: 2019/0582/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 15 October 2019

Development Management
Regeneration and Planning
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Judd Street
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WC1H 9JE

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Florentina Parvu-Mateescu
Trevor Brown Architect
Suite 315, Ashley House
235-239 High Road
N22 8HF

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
23 Twisden Road
London
NW5 1DL

DECISION

Proposal:

Erection of side infill extension and replacement of doors at ground floor level of the two storey rear return, installation of two rooflights to the rear slope, all to single family dwellinghouse (Class C3).

Drawing Nos: 126_0000; 126_1000; 126_0001; 126_0002; 126_0100; 126_0200; 126_1001 Rev A; 126_1002 Rev A; 126_1100 Rev A; 126_1200 Rev A; 3D Views pack drawings.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

126_0000; 126_1000; 126_0001; 126_0002; 126_0100; 126_0200; 126_1001 Rev A; 126_1002 Rev A; 126_1100 Rev A; 126_1200 Rev A; 3D Views pack drawings.

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

- 3 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.

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 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

DRAFT

DECISION