

Prior Approval Report		Analysis sheet		Expiry Date:	05/03/2020
		N/A / attached		Consultation Expiry Date:	30/01/2020
Officer			Application Number(s)		
Josh Lawlor			2019/5496/P		
Application Address			Drawing Numbers		
142 Bayham Street London NW1 0BA			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey rear extension 4m in depth, 2.96m in height to the eaves and 3.5m in width.					
Recommendation(s):		Refuse			
Application Type:		GPDO Prior Approval Class A Householder extensions			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	7	No. of responses	2	No. of objections	2
			No. electronic	00		
Summary of consultation responses:	<p>Objections received from neighbouring properties no 140 Bayham, 144 Bayham Street and 142A Bayham Street, in regards to the:</p> <ul style="list-style-type: none"> • Loss of light to habitable rooms including the kitchen, bathroom and bedroom • Loss of light to garden which is below the level of No.140 Bayham Street • Loss of views, openness and green space to these rear gardens and peaceful setting they create giving rise to a claustrophobic feel • Out of scale with other properties on Bayham Street • No. 142A would be enclosed by high walls on three sides, further blocking sunlight <p>Officer Response: <i>This application is for prior approval rather than full planning permission, only matters which impact on the amenity of the adjoining occupiers can be taken into consideration in the assessment of the application. Please see the main body of the report for a full assessment of the proposal.</i></p>					
CAAC groups comments:	<u>N/A</u>					
Site Description						
<p>The site is located on the east side of Bayham Street at the junction with Greenland Road. It comprises a post-war end of terrace 3 storey dwelling house which is part of a uniform group of three.</p> <p>The site is not listed and not located in a Conservation Area, but is located adjacent to the Camden Town Conservation Area, it is also in close proximity to a locally listed terrace of 3 older properties and adjacent to the Grade II Listed terrace on Greenland Road to the rear.</p>						
Relevant History						
<p><u>N/A</u></p> <p><u>Other sites on street:</u></p> <p><u>144 Bayham Street</u></p> <p>2010/4288/P – Erection of a single storey rear extension at ground floor level to a single family dwelling (C3). Granted 12/10/2010</p>						
Assessment						

The applicant has submitted the details required under the amended GDPO paragraph A.4 (2) giving the height, depth and all other details required.

Compliance with the limitations and conditions set out in the GPDO

Class A The enlargement, improvement or other alteration of a dwellinghouse		
If yes to any of the questions below the proposal is not permitted development		Yes/no
A.1 (a)	As a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?	No
A.1 (b)	Will the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse?	No
A.1 (c)	Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse?	No
A.1 (d)	Will the enlarged part of the dwellinghouse extend beyond a wall which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse?	No
A.1 (e)	<i>subject to paragraph (ea),</i> will the enlarged part of the dwellinghouse have a single storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height?	(i) Yes (ii) No
A.1 (ea) May 2013 Amendment	<i>(ea) until 30th May 2016, for a dwellinghouse not on article 1(5) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height;</i>	(i) No (ii) No
A.1 (f)	Will the enlarged part of the dwellinghouse have more than one storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse?	No
A.1 (g)	Will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres?	No
A.1 (h)	Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either (i) exceed 4 metres in height, (ii) have more than one storey, or (ii) have a width greater than half the width of the original dwellinghouse?	No
A.1(i)	Would it would consist of or include either (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	No
Conditions. If no to any of the below then the proposal is not permitted development		

A.3(a)	Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	Details of materials have not been specified, however in order for the proposal to be permitted development the materials would have to match the dwellinghouse. As this is a condition, it is not necessary for material details to be submitted upfront.
A.3(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed?	N/A
A.3(c)	Where the enlarged part of the dwellinghouse has more than one storey, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse?	N/A

This concludes that the proposed extensions comply with the limitations and conditions within the GPDO.

Impact on amenity

There have been objections to the proposal, therefore in accordance with paragraph A.4 (5) of the amended GPDO an assessment of neighbour amenity is required in order to consider whether or not Prior Approval should be granted:

Relevant policies

The National Planning Policy Framework (NPPF) 2019

London Plan 2016, consolidated with alterations since 2011

Camden local Plan 2017

Policy A1 Managing the impact of development

Camden Planning Guidance

CPG Amenity (2018)

Assessment

Visual Amenity

The visual amenity of occupiers is the quality of their surrounding environment which may be impacted by the quality, scale and character of the built environment. The current level of visual amenity enjoyed by the neighboring properties of 142a and 140 Bayham are formed by the grain of development in the area. The group of buildings no.144 -140 have modestly sized rear gardens which

provide some breathing space between built structures. The boundary treatments between no. 142 and the adjoining properties nos. 142A and 140 Bayham Street are low rise which allows for some views between the rear gardens. The outlook from the rear of these properties is limited by the high boundary walls to the rear of the garden, overall it is considered that the existing visual amenity is limited by the surrounding built environment

The proposed extension with depth of 4m and width of 3.55m would result in the retention of approximately half of the garden. The current garden measures some 8.1m in length, following the development 4.2m would be retained.

The proposed extension would not be excessively high. However, given the depth the proposed extension would impact on the prevailing pattern of the rear garden of the host building and would have a notable impact on the outlook enjoyed by the existing neighbour, due to the combined height, width and depth of the proposed extension.

The rhythm, symmetry and uniformity of the rear elevation would be harmed. The boundary treatments with adjoining nos. 140 and 142A Bayham Street are low and therefore, the proposed extension would have an adverse visual impact on these properties amenity. The extension would not preserve or enhance the character and appearance of the local area or neighbouring building.

Neighbouring Amenities

Daylight and Sunlight

The applicant has not provided plans of the proposed extension within the context of the neighbouring properties. Without scaled plans of the neighbouring building with their respective window openings a true assessment of the impact of the proposed extension on the levels of light received by these neighbours cannot be undertaken.

When undertaking the 45 degree test and estimating the locations of the windows based on the proportions of the existing buildings and what can be appreciated on site the development would fail the BRE 45 degree test on plan but it is not clear if it would fail on elevation and therefore fail overall. As such it is fair to expect the applicant to provide such scaled plans for the Council to undertake a full assessment of the impact of the development on the amenity of the adjoining residents and No.140 and 142A.

Given the siting of No.142a in relation to the application site it is unlikely the levels of sunlight to these neighbours would be impacted. However the same would not be the case for No.144 which is located within 90 degrees due south of the application properties. Therefore the applicant would need to demonstrate these residents would not have a harmful loss of sunlight.

It is therefore considered in respect of daylight and sunlight the applicant has failed to demonstrate that the proposed development would not have a harmful impact on the levels of light enjoyed by the residents of No.140 and No.142a Bayham Street, with insufficient information the Council it not able to support the proposal.

Outlook and Sense of enclosure

As existing the residents either side of the application site enjoy a somewhat limited outlook by virtue of the high walls to the rear boundary of the properties and an existing extension to No.144. It is therefore considered that given these walls and the presence of an existing extension to No.144, the occupiers of No.142a would experience an undue sense of enclosure as a result of a 4m deep extension to a height of 3m running along their boundary wall. This would be harmful to their amenity and therefore not acceptable.

With regard to the occupants of No.140, the proposed extension would result in a wall running

alongside the boundary with No.140 of 8.3m for a height of 3m. It is considered this would result in an undue sense of enclosure for the residents of No.144 to the detriment of their amenity and would not be an acceptable form of development.

The extension would not have an amenity impact to number 6 Greenland Street as the extension would face onto this property's side elevation which has no apertures.

Privacy

The proposed extension would not harm the privacy experienced by adjoining neighbours.

Summary and conclusion

To summarise, it is considered that proposed extensions at no. 142 Bayham Street is likely to harm the amenity of the adjoining neighbours at nos. 142A and 140 Bayham Street in respect of loss of light and an undue sense of enclosure. As such, the application is recommended for refusal.

Recommendation: Refuse Prior Approval