

2019/5316/P 74 St Augustine's Road NW1 9RP



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Site Photographs and proposed rear elevation and section

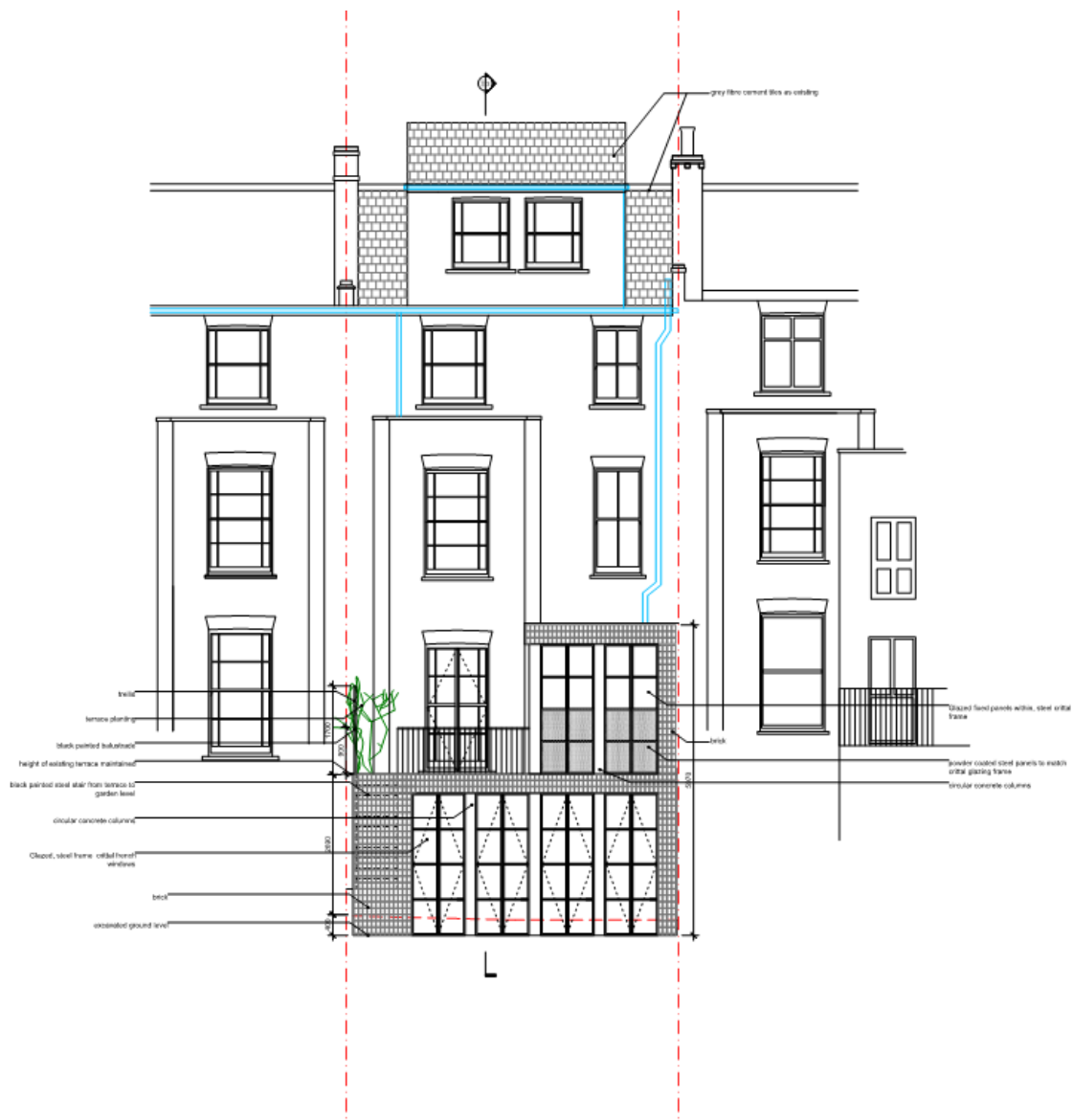


Figure 1 Proposed rear elevation



Figure 3 Aerial view



Figure 4 rear elevation



Figure 5 View of extension at no.78



Figure 6 view towards no.72



Figure 7 views of rear extension at no.72

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	10/01/2020
		N/A		Consultation Expiry Date:	22/012/2019
Officer			Application Number(s)		
Josh Lawlor			2019/5316/P		
Application Address			Drawing Numbers		
74 St Augustine's Road London NW1 9RP			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of full width single storey and half width two storey rear extension, terrace at upper ground floor with associated garden access stairs and alterations to the existing dormer at main roof level. Conversion of 1 bed flat with 2 bed flat to from one 3 bed dwelling.					
Recommendation(s):		Grant Planning Permission subject to S106 Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>One site notice was displayed outside the site on St Augustine's and another on Marquis Road on 22/11/2019</p> <p>The application was publicised in the local press from the 28/11/2019 to the 22/12/2019</p> <p>No comments or objection were received.</p>					
Local groups comments:	<p>A letter of objection was received from the Camden Square CAAC, the objection can be summarised as:</p> <ol style="list-style-type: none"> 1. No details for materials to be used in the lower ground, ground floor rear extensions and existing dormer extension are included on the drawings. 2. The existing dormer roof extension is totally inappropriate. This is perhaps an opportunity to partly rectify the wrong. We propose the massing of the third floor dormer extension is reduced. The proposed new windows are too large, particularly in width. We suggest the width be reduced to the same as the smaller second floor window and the windows be centred on the dormer with greater space between them. 3. The consistency of openings in rear elevations at ground floor and above are largely maintained in adjacent properties as illustrated by submitted photographs. However, in the proposal, the windows to the ground floor rear extension would significantly interrupt this consistency. The large sizes of openings to the proposed lower ground and ground floor extensions while contrasting, appear excessive particularly at the ground floor where the proportions do not relate to the neighbouring properties, no's 72 and 76. 4. The drawings do not provide the context of neighbouring properties or shown the front elevation. 5. No daylight assessment has been submitted regarding the potential impact of the extension on neighbouring properties and not secondary to the building. 6. The extension is overbearing and antagonistic to neighbouring buildings. 7. The proposal fails to maintain adequate levels of privacy, the ground floor balcony is only shielded from the adjoining no.72 by a metal railing. We suggest the use of an opaque glass screen. 8. Removal of circular concrete columns between the windows, use of timber framed rather than aluminum windows, 9. Request one brick pier at the lower ground floor <p>Officer response to points 1-9 above</p> <ol style="list-style-type: none"> 1. The application form specifies the material to be used. The extension would be of dark brickwork to match existing, the dormer would be re-clad in natural slate, the dormer windows would be timber framed sash, the doors would be dark coloured crittal. 2. Officers have requested a reduction in size of the dormer however this cannot be insisted on as the dormer is now lawful and therefore they are just replacing the existing. The existing horizontally proportioned casement windows and toplights would be replaced with a pair of traditional sash 					

windows. The size of the dormer windows have been reduced in order to respect the hierarchy of windows

3. The lower ground floor fenestration has been simplified through the removal of glazing bars in order to create a less cluttered design and extraneous diagonal hatching has been removed from the drawings. The ground floor fenestration has also been simplified to the same effect.
4. No works are proposed to the front elevation. The drawings provide an accurate representation of the building to enable an assessment of the application.
5. The extension would comply with the 45 degree test, the submission of a daylight assessment is not considered necessary.
6. The width of the two storey (ground floor) extension has been reduced from 3.1m to 2.6m in order to respect the cantered bay window and ensure the extension is subservient to the building.
7. The ground floor balcony replaces an existing balcony although to the opposite side. There are numerous terraces to the rear of this group of buildings including at no. 76 and no. 78. The terrace is too small in size to be used by large groups of people and is enclosed by black painted steel balustrades on both sides. Adjacent to the boundary with no. 72 a wooden trellis is also proposed to allow planting to provide screening.
8. The use circular concrete columns and aluminium framed windows is considered acceptable material choice for this contemporary extension
9. The use of three slender concrete columns is acceptable for this lower ground floor extension.

Site Description

The building is a four storey with rear dormer mid terrace. The building is located within the Camden Square Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area. The last recorded use of the building is as two self-contained flats.

Relevant History

12075 Conversion of 74 St. Augustines Road, N.W.1. into one flat and one maisonette and erection of a kitchen extension at the rear of the lower ground floor. Granted 18/11/1971

G13/22/12/12785 Formation of a means of access to the highway at 74 St. Augustine's Road, London N.W.1. Granted 22/03/1972

G13/22/12/27481 Loft conversion to provide an additional habitable room at third floor level. Refused 13/07/1979

Reason for refusal:

The proposed roof extension would have an adverse effect on the appearance of the building and the visual amenity of the area

78 St Augustine's Road

2015/4829/P Construction of an upper ground floor (first floor level) rear extension; enlargement of a second floor (third floor level) rear window and installation of metal railings to the associated roof terrace Granted 25/11/2015

Enforcement history

EN990650 Unauthorised roof extension – Enforcement case closed 15/10/1999 as the extension has been in situ since the 1970s and therefore lawful.

Relevant policies

National Planning Policy Framework 2019

The London Plan (2016) as amended

The London Plan (intended to publish) 2019

Camden Local Plan (2017)

- A1 Managing the impact of development
- D2 Heritage
- D1 Design
- T2 Car free development
- H3 Protecting existing homes

Camden Planning Guidance

- [Amenity CPG - March 2018](#)
- [Design CPG - March 2019](#)
- [Altering and extending your home CPG - March 2019](#)
- [Transport CPG - March 2019](#)

Camden Square Conservation Area Statement 2011

Assessment

1. The proposal

1.1. The proposal is for a part single storey part two storey rear extension with roof terrace. The single storey extension would have a height of 3m from lower ground floor, the two storey element would have a height of 6m from lower ground floor. The single storey rear extension would cover the full width of the rear (6.2m). The two storey element would be part-width 2.6m. The existing dormer window would be replaced with two sash windows. The materials for the extension would be dark brickwork to match the existing, French cirttal doors and the dormer windows would be timber framed sash. The proposal also involves the conversion of a 1 bed flat with 2 bed flat to from 1 x 3 bed dwelling (Class C3).

2. Revisions

- The width of the two storey element has been reduced to match the dimensions of the approved extension at no.78 under ref. 2015/4829/P dated 25/11/2015. This ensures separation from the existing canted bay window element, and helps preserve this architectural feature
- The fenestration of the two storey element now matches the height of the original sash window in the adjacent canted bay, relating better to the character of the rear façade.
- The lower ground floor fenestration has been simplified through the removal of glazing bars and diagonal hatching.
- The pair of traditional sash windows to the existing rear dormer have been reduced in size in order to respect the hierarchy of windows
- The height of the trellis screen has been reduced from 3.2m to 1.7m, measured from the flat roof the single storey extension at lower ground floor. The trellis will step down will sustain vegetation and prevent overlooking form the terrace to the rear garden of no.72

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- The effects upon the character and appearance of the host property, and surrounding area (Design and Heritage)
- The effects on the residential amenities of neighbouring occupiers (Residential Amenity)
- Loss of one residential unit (compliance with policy H3 Protecting existing homes)
- Compliance with policy T2 Car Free development (Transport)

4. Design and Heritage

4.1. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 states that the Council will preserve and enhance Camden's heritage assets and their settings, including conservation areas. The Council will not permit development that results in harm that is less than substantial to the significance of the heritage asset unless the public benefits of the proposal significantly outweigh that harm.

4.2. The proposed rear extension, by virtue of its design, size and siting, would appear subordinate to the host building and it would respect and preserve the historic pattern and established townscape of the surrounding area. The plans have been amended during the course of the application so that the extension would be separated from the existing canted bay window element, which serves to preserve this attractive architectural element. It is noted that the proposal is of the same height and scale as the approved rear extension at no.78 granted under ref. 2015/4829/P.

4.3. Altering and Extending your Home CPG (March 2019) para 2.6 states that new work to a property should blend with the old, though in some cases it may be appropriate for the alteration to be more distinct from the original building. The use of crittal French windows would provide a lightweight and contemporary appearance which is considered to relate well to the host building. The use of glazing reduces the appearance of bulk and helps the extension appear distinct from the original building which is considered appropriate in this instance.

4.4. The installation of metal railings above the bay window element (to secure the roof terrace) would also be

in keeping with the character and appearance of the host building and wider conservation area.

4.5. Considerable importance and weight has been attached to the harm and 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. Residential Amenity

5.1. Policy A1 of the Camden Local Plan seek to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.

5.2. The height of the existing boundary treatments with no.72 and 76 ensures that the lower ground floor extension would not cause a loss of light or outlook to these properties rear windows. The ground floor extension is located approximately 2.2m away from the nearest rear window at no.76 and complies with the 45 degree test when measured in elevation.

5.3. There is an existing terrace at ground floor level adjacent to the boundary with no. 76. This terrace would be replaced to a similar size although relocated adjacent to the boundary with no.72. The proposal provides a 1.7m timber trellis with planting to mitigate overlooking to the rear garden of no.72. It is also noted that there are numerous terraces to the rear of this group of buildings including at no. 76 and no. 78. A condition is imposed to require an upper level side window to be obscurely glazed to protect the privacy of the adjacent property no. 72.

5.4. Overall the proposal would not cause undue harm to the visual and residential amenities of nearby and neighbouring properties by way of visual privacy and overlooking, overshadowing or outlook or sunlight/daylight.

6. Loss of one residential unit

6.1. The proposal also involves the conversion of a 1 bed flat with 2 bed flat to from 1 x 3 bed dwelling (Class C3). Policy H3 of the Camden Local Plan 2017 seeks to resist development that would involve the net loss of two or more homes. Therefore the proposed amalgamation of two flats to one dwelling is considered acceptable as it would result only in the net loss of one home. The 3 bed dwelling would exceed the minimum internal space standard of 90sqm for a 3 storey, 3 bed, 4 person dwelling as per the Governments Nationally Described Space Standard.

7. Transport

7.1. Policy T2 states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The Council will not issue on-street or on-site parking permits in connection with new developments and use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits.

7.2. CPG transport states that the car-free policy applies across the whole borough, regardless of public transport accessibility level (PTAL) ratings. All new developments are required to be car-free, where dwellings are created as part of an amalgamation, subdivision or an extension of an existing development these will be expected to be car free. Therefore all homes in new developments must be car-free, not just additional dwellings. Where proposals result in a less intense use of the site, the Council will also seek car free development and a reduction in the parking provision. This may occur for example where a residential development with returning occupiers and associated parking proposes to reduce the number of units on site, amalgamating multiple units into one.

7.3. CPG transport states that the retention of existing parking provision for existing occupiers returning to a redevelopment may be considered. Exceptionally, where existing occupiers are to return to a property after it has been redeveloped, we will consider allowing the re-provision of the parking available to them (so the

redevelopment does not cause people to lose parking already available on that site prior to its redevelopment), where it is demonstrated to the Council's satisfaction that the existing occupier will return to the property as their principal home.

7.4. The applicant has provided evidence that they intend to continue to occupy their home as their principal residence. The Council will therefore temporarily relax the car-free requirement for the period over which that occupant resides at the property. The property would be car-free to future occupiers who would be ineligible for on-street parking permits.

8. Conclusion

8.1. The proposed development is considered acceptable in terms of design, transport and impact on neighbouring residential amenity. The development is deemed consistent with the objectives and policies identified above.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday the 17th February 2020, 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: 2019/5316/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 13 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Fuller Long
Floor 5
10 York Road
London
SE1 7ND

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
74 St Augustine's Road
London
NW1 9RP

Proposal:

Erection of full width single storey and half width two storey rear extension, terrace at upper ground floor with associated garden access stairs and alterations to the existing dormer at main roof level. Conversion of 1 bed flat with 2 bed flat to from one 3 bed dwelling.

Drawing Nos: TR1165-DR-1301-E, TR1165-DR-1302-F, TR1165-DR-1303-E, TR1165-DR-1304-H, TR1165-DR-1305-F, TR1165-DR-1306-E, TR1165-DR-1307-H, TR1165-DR-1308-H, TR1165-DR-1309-B, TR1165-DR-1000-A, TR1165-DR-1001-A, TR1165-DR-103-A, TR1165-DR-1102-A, TR1165-DR-1101-A, TR1165-DR-1103-A, TR1165-DR-1104-A, TR1165-DR-1105-A, TR1165-DR-1107-B, TR1165-DR-1106-A, TR1165-DR-1108-B

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 [TR1165-DR-1301-E, TR1165-DR-1302-F, TR1165-DR-1303-E, TR1165-DR-1304-H, TR1165-DR-1305-F, TR1165-DR-1306-E, TR1165-DR-1307-H, TR1165-DR-1308-H, TR1165-DR-1309-B, TR1165-DR-1000-A, TR1165-DR-1001-A, TR1165-DR-103-A, TR1165-DR-1102-A, TR1165-DR-1101-A, TR1165-DR-1103-A, TR1165-DR-1104-A, TR1165-DR-1105-A, TR1165-DR-1107-B, TR1165-DR-1106-A, TR1165-DR-1108-B]

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

- 4 The upper ground floor side-facing window to serve the kitchen shall be obscurely glazed (shown on drawing no. TR1165-DR-1307) and non-openable below a height of 1.7m. The window shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the 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 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.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate