

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:	01/11/2019
	N/A / attached		Consultation Expiry Date:	08/03/2020
Officer			Application Number(s)	
Obote Hope			2020/0093/P	
Application Address			Drawing Numbers	
63 Princess Road London NW1 8JS			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey rear infill extension at lower ground floor level and installation of metal balustrade for a Juliet balcony at upper ground floor level.				
Recommendation(s):	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed on the 12/02/2020 and the consultation period expired on the 08/03/2020. A press notice was advertised on 12/02/2020 and expired on 07/03/2020.</p> <p>No objections were received during this consultation period.</p>					
Primrose Hill CAAC:	<p>Primrose Hill CAAC were consulted and raised the following objection:</p> <ol style="list-style-type: none"> 1) We object strongly to the proposed roof terrace, on the grounds that its location means that it would give rise to serious overlooking of neighbouring habitable rooms and loss of amenity for neighbours. The location is different from that of 59 and 61, in that the rear of no. 63 is located so that the proposed roof terrace would overlook properties in Gloucester Avenue, to the side, and Edis Street facing. 2) We would not object to the lower ground floor rear extension in principle, but would advise that the proposed rear fenestration should respect the masonry form of the closet wing, and not run across the rear elevation as proposed. <p>Officer response:</p> <ol style="list-style-type: none"> 1) <i>The proposed roof terrace has been omitted from the proposal and a new Juliet balcony is being proposed that would mitigate potential impact with the neighbouring properties.</i> 2) <i>See paragraphs 4.1 to 4.4</i> 					
Site Description						
<p>The subject site is a three storey with basement terraced dwelling-house located centrally on Princess Road and within Primrose Hill Conservation Area. The surrounding area is predominately residential with similar three storey terraced buildings.</p> <p>The subject building is noted as a positive contributor in the conservation area.</p>						

Relevant History

Application site

2017/6265/P – Planning permission for the erection of a mansard roof extension at third floor level with reinstatement of the rear butterfly parapet; extension and alterations to lower ground floor within the front lightwell; single storey rear extension at lower ground level; alteration of two rear facing windows to the rear closet wing extension; replacement of external rear staircase and metal railings of the rear roof terrace with glass balustrading; replacement of balustrade on roof terrace above closet wing extension with glass balustrading; application of render to the existing rear closet wing extension; and replacement of 1st and 2nd floor rear windows. **Granted** on 27/02/2018.

2012/1824/P- Planning permission for the erection of single-storey rear extension at lower ground floor level, creation of balcony at rear upper ground floor level with stairs to gardens, alterations to rear wing including application of render, the insertion of a new window, erection of extension at lower ground floor level in front lightwell and replacement of windows on front and rear elevation all in connection with dwelling house (Class C3). **Granted** on 22/05/2012. This application was not implemented.

2013/2074/P – Planning permission of the erection of a mansard roof extension to existing flat roof of dwelling house (Class C3). **Granted** on 30/05/2013

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Draft London Plan (Intend to publish) (2019)

Camden's Local Plan (2017)

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

Supplementary Guidance

CPG Design (2019)

CPG Altering and extending your home (2019)

CPG Amenity (2018)

Primrose Hill Conservation Area statement (2000)

Assessment

1. The proposal / background

1.1 Planning permission is sought for :

- Erection of single storey infill extension to the rear at lower ground floor (basement) level.
- Replacement of the existing full length window with a door and installation of metal balustrade for a Juliet balcony to the rear at upper ground floor level.

1.2 This application proposes a similar development as previously approved under two applications in 2012 and 2013 (2012/1824/P & 2017/6265/P). These consents have now lapsed and neither have been implemented. This application is for the infill rear extension and installation of a Juliet balcony at ground floor level.

1.3 The circumstances have not materially changed since the abovementioned approvals: the site is still in a conservation area and, although the policy context has changed in that the previous LDF policies have been replaced by new Local Plan ones, those relating to design and amenity have not effectively changed in content. Thus it is considered that both schemes remain acceptable as assessed under the new policies.

2.0 Assessment

2.1 The main considerations in relation to this proposal are:

- Design and Appearance
- Impact on the amenity of adjoining occupiers

3.0 Revision

3.1 Revisions were received omitting the use of the flat roof of the infill extension as a roof terrace. Instead, a Juliet balcony is proposed.

4.0 Design and Appearance

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 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; and the character and proportions of the existing building. Camden's design policies are supported by CPG Design and CPG Altering and extending your home. Policy D2 states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

4.2 The application site is within the Primrose Hill Conservation, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. No. 63 Princess Road is identified as making a positive contribution to the character and appearance of the conservation area.

4.3 CPG Altering and extending your home (2019) notes that contemporary design approaches in extensions must be sensitive to the property and its context and extensions must complement the host property without eroding or harming its character, or that of the surrounding area. It notes that extensions should be secondary to the host building; should be built from materials that are sympathetic to the existing building; should respect and preserve the original design and proportions of the building, including its architectural period and style. In this case, the terrace consist of various extension and alterations at basement level and whilst the fenestration treatment would run across the rear elevation would not be sufficient grounds for refusing the application.

4.4 The properties along this terrace present a variety of different closet wing forms, which have evolved over a significant period of time. There is variety in height, depth and window size and

type. The proposed fenestration treatment would be an appropriate design for this dwelling; its design and fabric are considered acceptable and would not harm the appearance of the building or the character of the wider area.

4.5 The proposed infill basement extension would measure 2.9m in width, 3.4m in depth and 2.7m in height. The proposed addition would be of an acceptable siting, scale and design, having a simple form and being clearly subordinate to the host property. It is noted that the application would be stepped sympathetically to match the form of the original 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 house at lower-ground floor level and 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 and the fenestration design would introduce a sliding aluminium framed door however, given this would be at basement level the sliding door is considered acceptable in this instance.

4.6 The property has an existing external staircase with a small platform which provides access at rear upper ground floor level. This application essentially proposes to introduce a Juliet balcony in a similar location along the boundary with No.65 Primrose Hill. The proposed siting and design of the Juliet balcony are considered to be appropriate and would not detract from the appearance of the property's rear elevation.

4.7 The proposed Juliet balcony measure 0.1m in depth and 2.1m wide, it is proposed to replace the single doors with double doors and the Juliet balcony would be finished with black metal railings. The proposed alterations to the ground floor fenestration similarly are considered to be acceptable on balance.

4.8 Overall it is considered that the proposal by reason of its height, siting and detailed design, would not harm the character and appearance of the host building, rear elevations of the terrace and wider Primrose Conservation Area. It is considered to comply with policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017. The Council's Conservation Officer raises no objection to the scheme.

5.0 Amenity

5.1 Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

5.2 The lower ground floor extension will not project further than the existing rear outrigger and therefore given its small scale and location it is not considered to have an adverse impact on neighbouring occupier's amenity in terms of loss of light, outlook or privacy.

The proposed upper ground floor terrace has been revised to a Juliet balcony which would only project by 0.1m compared with the existing staircase landing that measures approximately 1.0 in depth. This is not considered to exacerbate current levels of overlooking at the site. Thus, it is not considered that the proposed Juliet balcony would be harmful to the neighbouring properties in terms of increased overlooking or loss of privacy any more than exist levels.

Recommendation Grant conditional planning permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23rd March 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'.