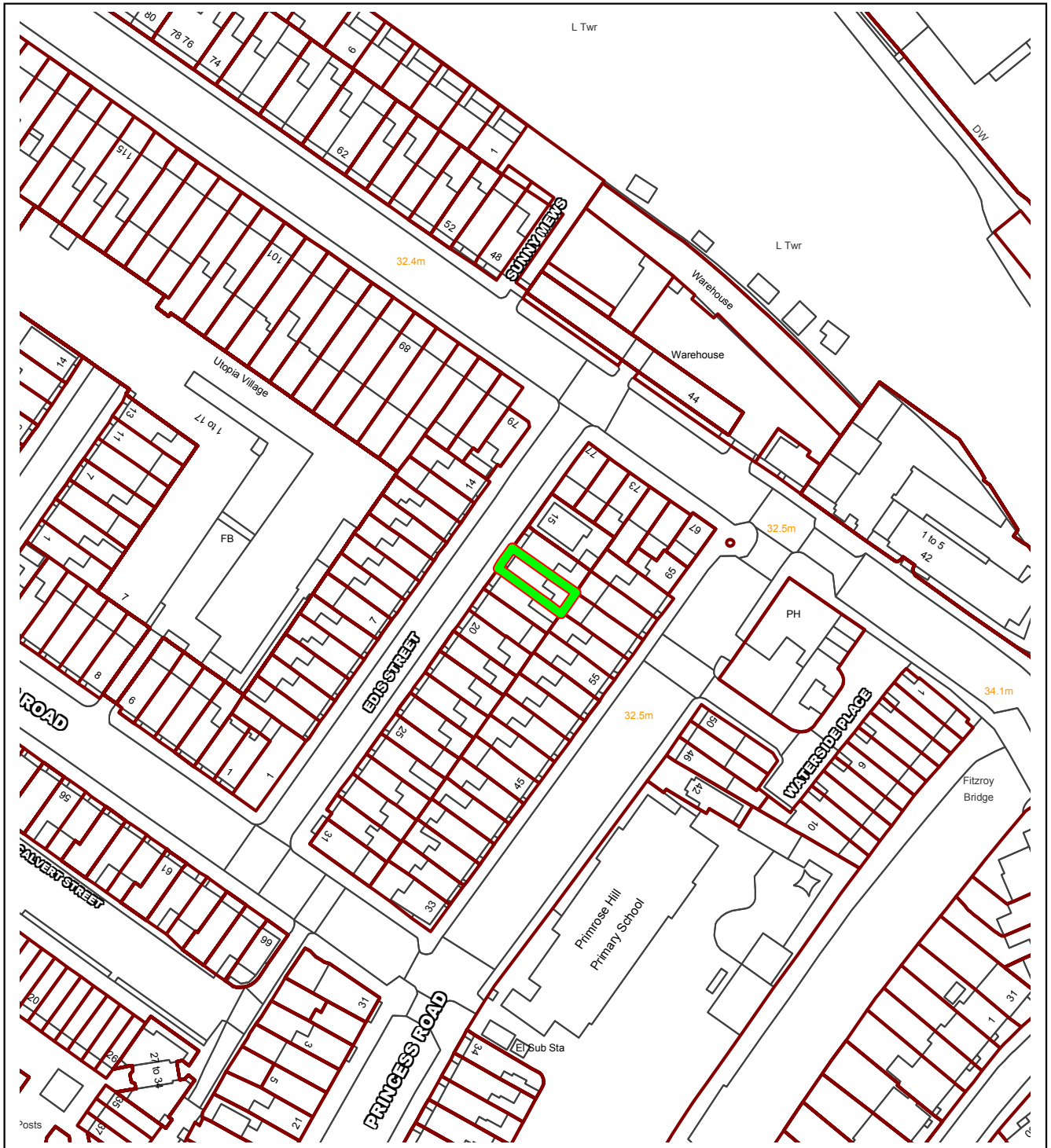


17 Edis Street 2020/4417/P



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

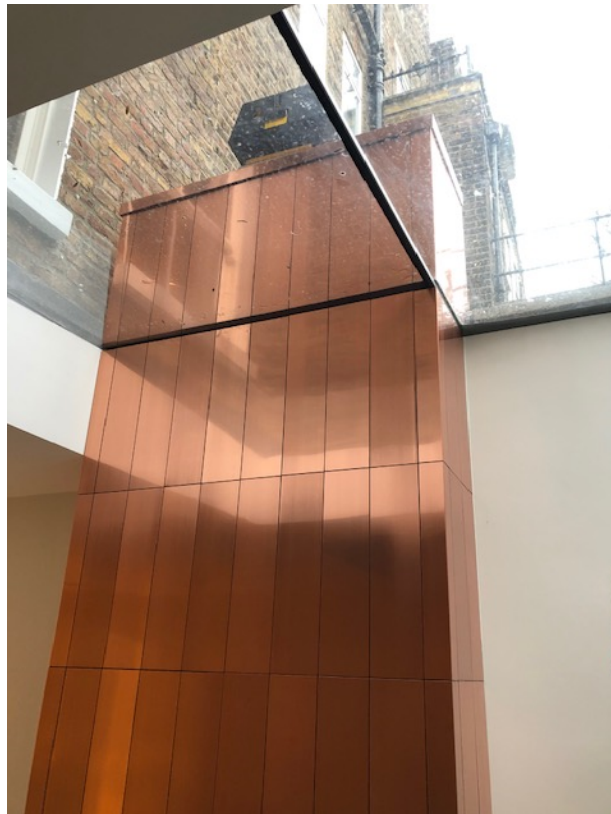


Photo 2: View from within extension (note the black box above chimney flue has since been removed)



Photo 3: View of 61 Princess Street from application site

| no 17 Edis Street

| no 16 Edis Street



Photo 4: View of 17 Edis Street with extension lights on, taken from 63 Princess Street

no 17 Edis Street | no 16 Edis Street

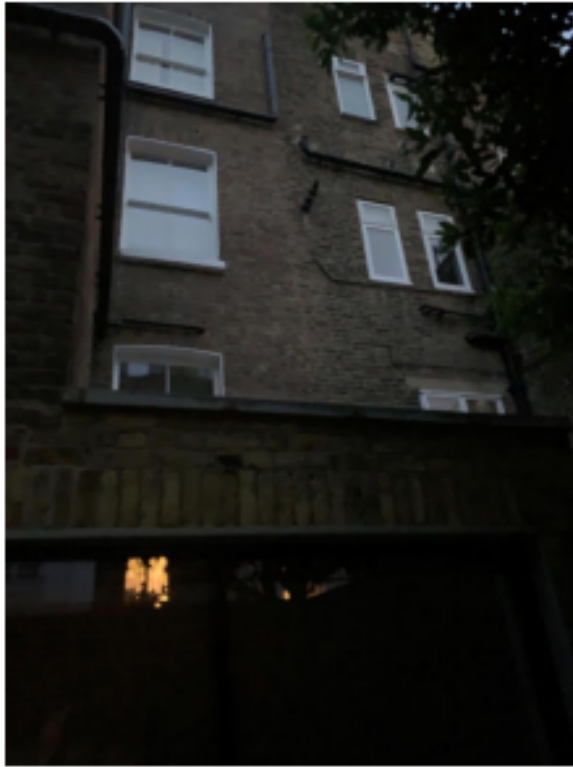


Image 5: extension **lights off** (07 July '20, 10pm)

no 17 Edis Street | no 16 Edis Street

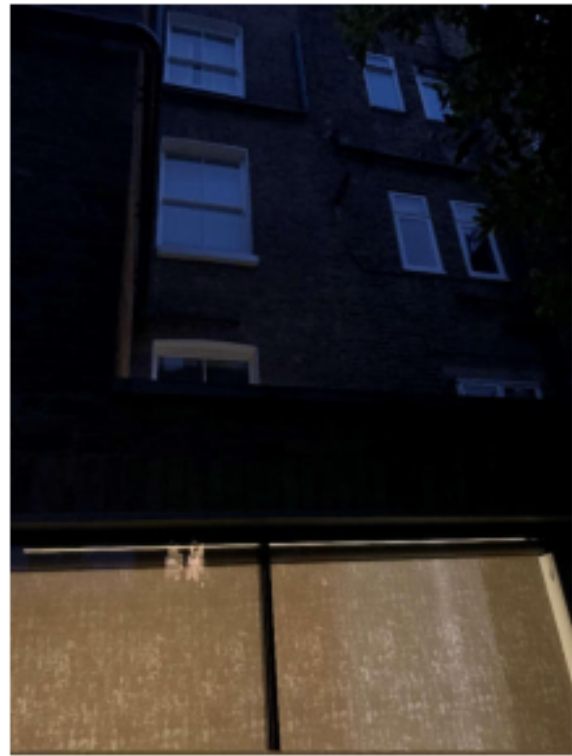


Image 6: extension **lights on** (07 July 20, 10pm)

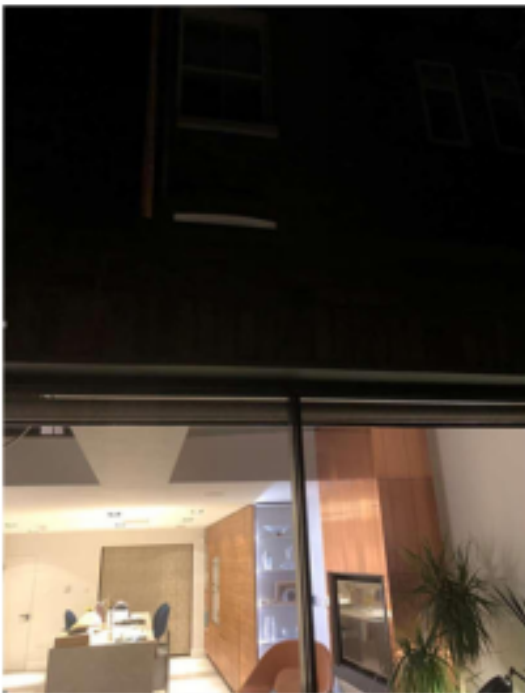


Image 6a: extension **lights on, blind up** (Sept 20)

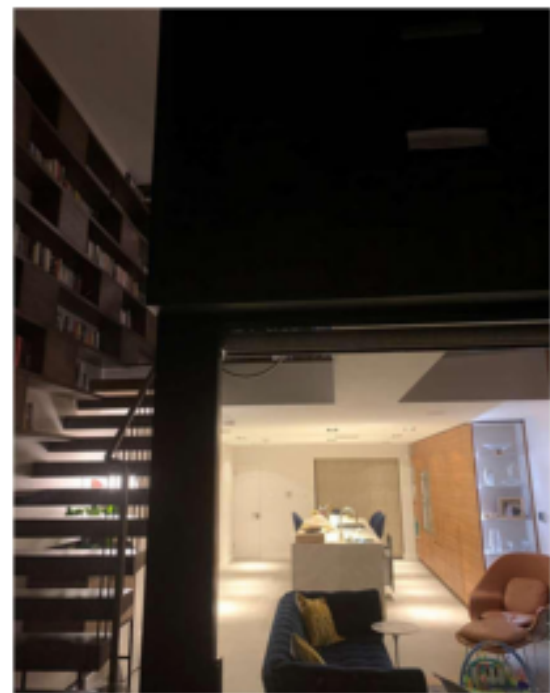


Image 6b: extension **lights on, blind up** (Sept 20)

no 17 Edis Street

| no 16 Edis Street



Image 7: extension **lights off** (08 July '20, 10pm)

no 17 Edis Street

| no 16 Edis Street



Image 8: extension **lights on** (08 July '20, 10pm)



Image 9 (from within the room)

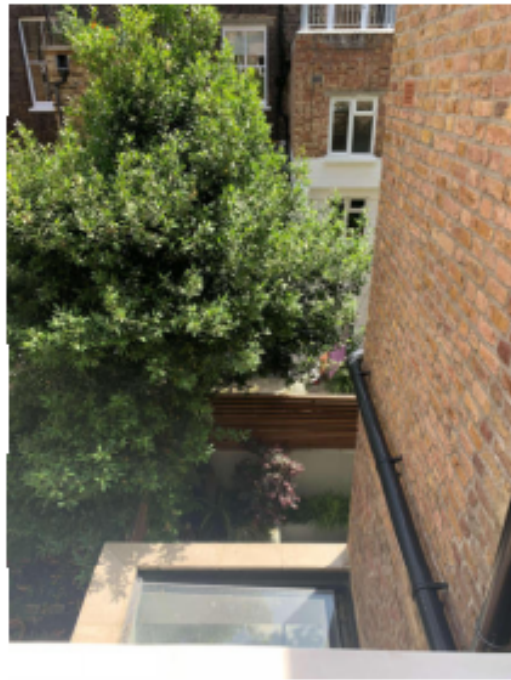


Image 10 (leaning outward)



Image 11 (leaning outward and toward no1)



Image 1 (leaning further outward toward no1)

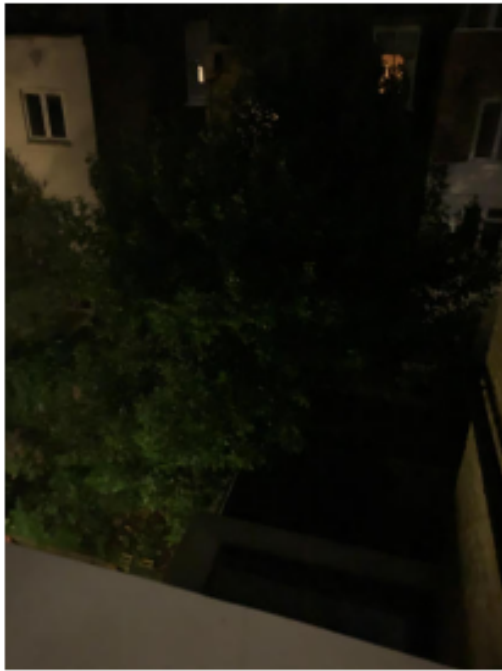


Image 11a / lights off
(leaning outwards and towards no16)

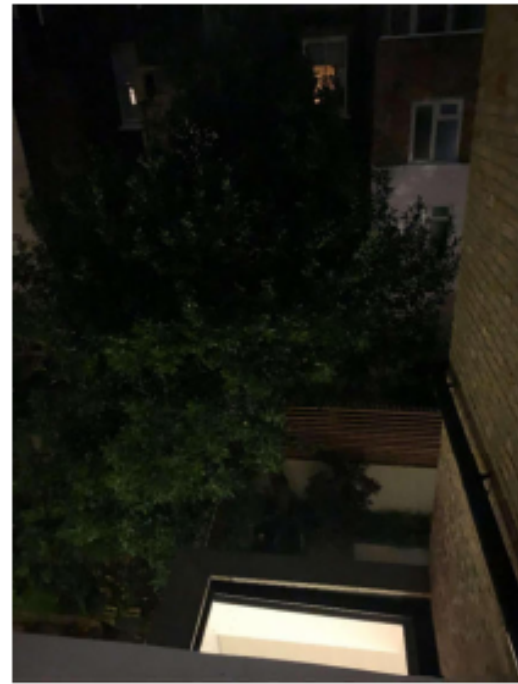


Image 11b / lights on
(leaning outwards and towards no16)



Image 12a / lights off
(leaning further outwards towards no16)

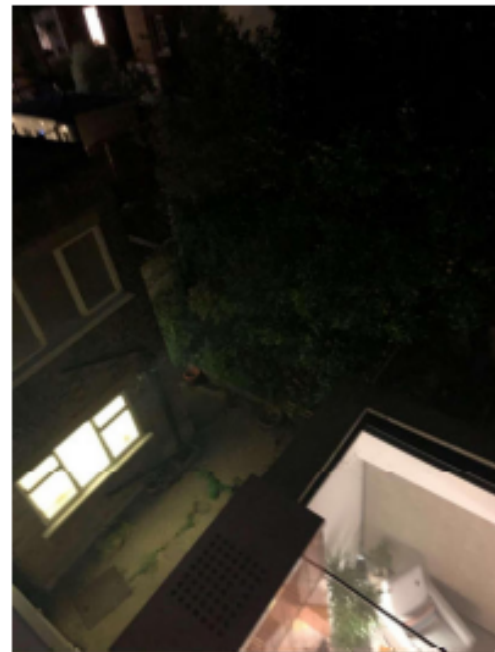


Image 11b / lights on
(leaning further outwards towards no16)

|no 17 Edis Street

|no 16 Edis Street

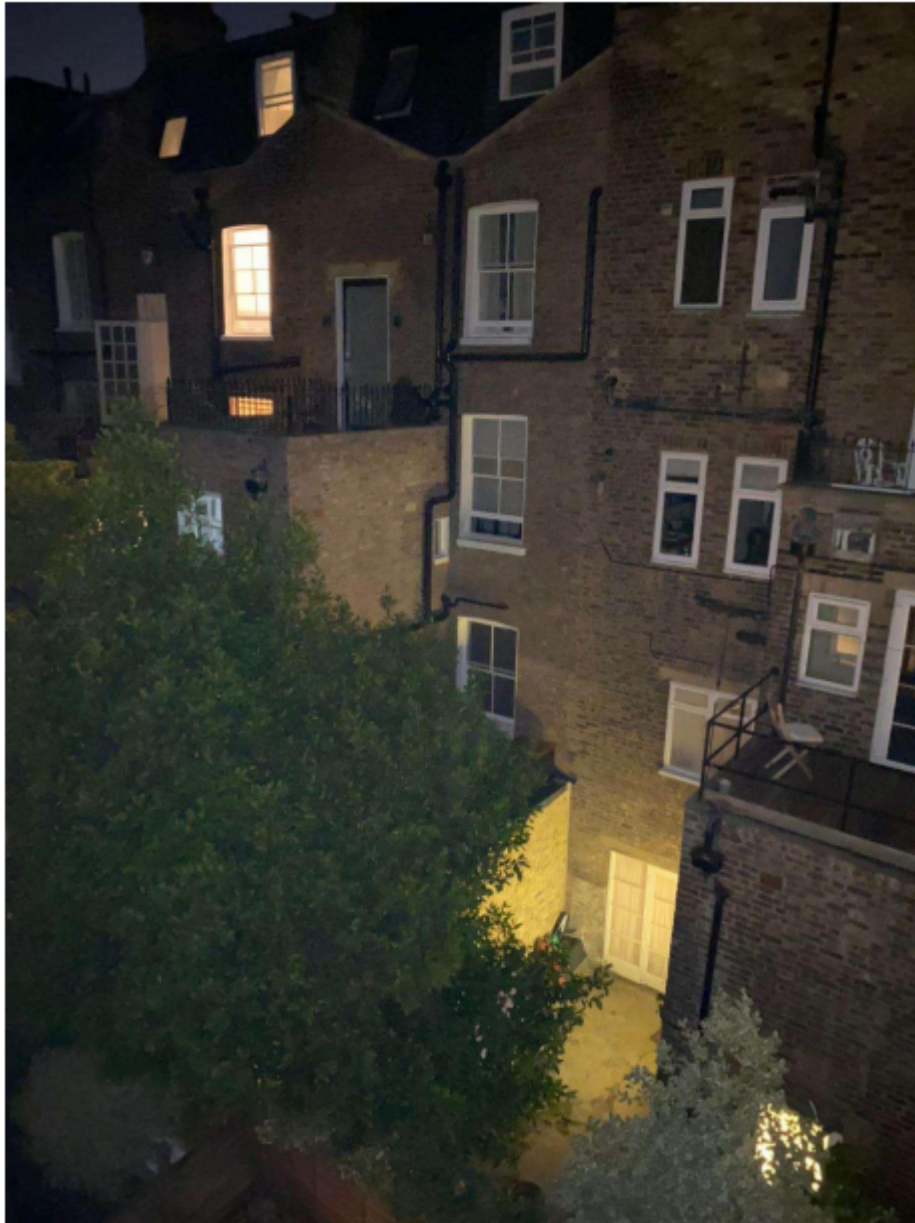


Photo 7: View of 17 Edis street with extension lights off, and no.16 Edis Street with rear extension lights on

Delegated Report		Analysis sheet	Expiry Date:	07/04/2020
		N/A / attached	Consultation Expiry Date:	01/11/2020
Officer			Application Number(s)	
Laura Hazelton			2020/4417/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)				
<p>Variation of condition 1 (approved drawings) and removal of condition 2 (louvre screens) of planning permission reference 2019/1896/P dated 27/06/2019 (amendment of 2016/7041/P dated 21/04/2017) 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'.</p> <p>The current application seeks the removal of the approved louvre screens from rear infill extension roof.</p>				
Recommendations:		Grant conditional 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	00	No. of objections	00
Summary of consultation responses:	<p>The application was advertised in the local press on 08/10/2020 and site notices were displayed on 07/10/2020.</p> <p>No responses were received from neighbouring residents.</p>			
CAAC comments:	<p>One objection was received from The Primrose Hill Conservation Area Advisory Committee (CAAC):</p> <p>Objection. We continue to support the Council's original decision and associated conditions.</p> <p>The photos provided by the applicant are very helpful in showing the situation, which is that the houses in Edis Street and Princess Road are very tightly spaced and light pollution is a real problem. The applicant's image 1 (of 61 Princess Road) shows how bad it can be. But the fact that some rear extensions were not required to have measures against light pollution in the past does not justify a continued failure to address the problem. Indeed we would argue that it demonstrates how critical it is to limit light pollution now and into the future. Images 6, 7, and 8 bear out our concern to avoid light pollution in this specially tightly spaced location in the conservation area. It is important that in the conservation area, where residential units are in close proximity, light pollution is controlled to maintain the residential amenity which is part of the character and appearance of the conservation area.</p> <p><i>Officer response:</i></p> <p><i>Please refer to full assessment of impact on neighbouring amenity below.</i></p>			

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

2020/0687/P - Variation of condition 1 (approved drawings) and removal of condition 2 (louvre screens) of planning permission reference 2019/1896/P dated 27/06/2019 (amendment of 2016/7041/P dated 21/04/2017) 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, the removal of louvre screens from rear infill extension roof. **Planning permission refused 04/04/2020** for the following reason:

The development, by reason of excessive lightspill and loss of privacy arising from use of the existing rear extension results in unacceptable harm to the amenity of neighbouring residents and occupants of the site, contrary to policy A1 (Managing the Impact of Development) of the Camden Local Plan 2017.

2019/1896/P - 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. **Planning permission granted 27/06/2019.**

2019/3694/P - Installation of external chimney flue to roof of single storey rear extension (retrospective application including reduction in height of installed flue). **Granted 16/10/2019.**

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
Intend to Publish London Plan 2019**

**London Borough of Camden Local Plan 2017
A1 (Managing the impact of development)**

Camden Supplementary Planning Guidance

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'*.
- 1.2 Constructions works were completed not in accordance with the approved drawings. Namely:
- a ground floor internal chimney flue was installed which projected externally above the party wall with no.16;
 - 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; and
 - proposed louvre screens to rear extension roof not installed as required by condition 5 of planning permission ref: 2016/7041/P (and condition 2 of planning permission ref: 2019/1896/P).
- 1.3 Part (a) was regularised by retrospective planning application reference 2019/3694/P granted on 16/10/2019. Parts (b) – (e) were regularised by a retrospective minor material amendment application reference 2019/1896/P granted 27/06/2019.
- 1.4 The current application relates to part (f) and seeks to vary of condition 1 (approved drawings) and remove condition 2 of planning application reference 2019/1896/P. Condition 2 required the installation of louvre screens to the rear extension roof:
- '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.'*
- 1.5 A previous application was submitted to remove condition 2 (ref: 2020/0687/P) which was refused as it was not considered the applicant had successfully demonstrated that the removal of the approved louvres would not result in harmful overlooking or lightspill.

2.0 Assessment

- 2.1 The principal planning consideration in the determination of this application is the impact on neighbouring amenity in terms of privacy and light disturbance.

3.0 Amenity

- 3.1 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.

3.2 The originally submitted planning drawings for application reference 2016/7041/P were amended to include the proposed louvre screens after concerns were raised by the planning officer and neighbouring occupants on Princess Street that the large amount of glazing could result in excessive light spill and overlooking. Of principal concern was the impact of potential lightspill on the neighbouring property, no. 16 Edis Street, although it is noted that no objections were received from occupants of that property in response to the previous (or current) application.

3.3 Planning permission was subsequently granted on the condition that the rear extension could not be used until the louvre screens had been installed. Paragraph 4.4 of the officer's report assesses this element of the proposals and notes:

'The proposals include a glazed roof to the single storey extension. Louvres are proposed to be installed to prevent overlooking and light spill. Furthermore, the boundary wall would be raised from 2.15m to 3m, 40cm higher than the proposed extension which would also help to prevent lightspill and overlooking of no.16. A condition would be secured requiring the louvres to be installed prior to occupation of the proposed extension.'

3.4 The applicant has previously submitted an application to remove condition 2 and the requirement to install louvre screens as they did not consider louvre screens were necessary or that the extension resulted in harmful lightspill. However, the application was refused as officers did not consider that sufficient evidence had been provided that this was the case.

3.5 Since then, the applicant has now collected additional evidence in support of their application which includes a number of photographs taken during the day time and night time from a number of points surrounding the rear extension, including neighbouring property 16 Edis Street, and nos. 59, 61 and 63 Princess Street to the rear of the site. The applicant has also provided examples of existing conservatories which have received planning permission in the vicinity, and which they consider to result in greater levels of lightspill than the application site.

3.6 Following the submission of the additional photographs taken at night, Officers consider these to successfully demonstrate that the level of lightspill would be of an acceptable limit which would not result in harmful disturbance to neighbouring properties. The photographs demonstrate the submitted light level to be partially limited by the existing raised parapet, and to be a lot less obtrusive than the existing levels of light emitted from neighbouring windows and conservatories.

3.7 Photographs are also provided demonstrating the relationship between the rooflight and the neighbouring property no. 16 Edis Street which show that there would only be views between neighbouring windows if the neighbouring occupants were leaning out of their windows, and as such, would not be so harmful as to warrant refusal of the application on this ground. It is also noted that no objections have been received from occupants of no. 16 to either the current or previous planning applications.

4.0 Conclusion

4.1 On balance, the proposal to remove condition 2 and the associated requirement to install louvre blinds is considered acceptable. The applicant has demonstrated to the satisfaction of officers that the development would not result in harmful lightspill and overlooking and as such, it is recommended that planning permission is granted.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel

on Monday 16th November 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: 2020/4417/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Email: laura.hazelton@camden.gov.uk
Date: 5 November 2020

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

Phone: 020 7974 4444

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

Conservation PD (Planning+Design)
65-69 Kings Cross Road
London
WC1X 9LW
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 1 (approved drawings) and removal of condition 2 (louvre screens) of planning permission reference 2019/1896/P dated 27/06/2019 (amendment of 2016/7041/P dated 21/04/2017) 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, the removal of louvre screens from rear infill extension roof (Resubmission).

Drawing Nos: EDI-PL-GA-01B, EDI-PL-GA-02B, EDI-PL-GA-03B, EDI-PL-GA-04B, EDI-PL-GA-05B, EDI-PL-GA-06B, Letter dated 25/09/2020

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.1 of planning permission 2019/1896/P shall be replaced with the following condition:

REPLACEMENT CONDITION 1

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

EDI-PL-GA-00, EDI-PL-GA-01B, EDI-PL-GA-02B, EDI-PL-GA-03B, EDI-PL-GA-04B, EDI-PL-GA-05B, EDI-PL-GA-06B, 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.

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 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.
- 3 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).

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:

Yours faithfully

Director of Economy, Regeneration and Investment

DRAFT

DECISION