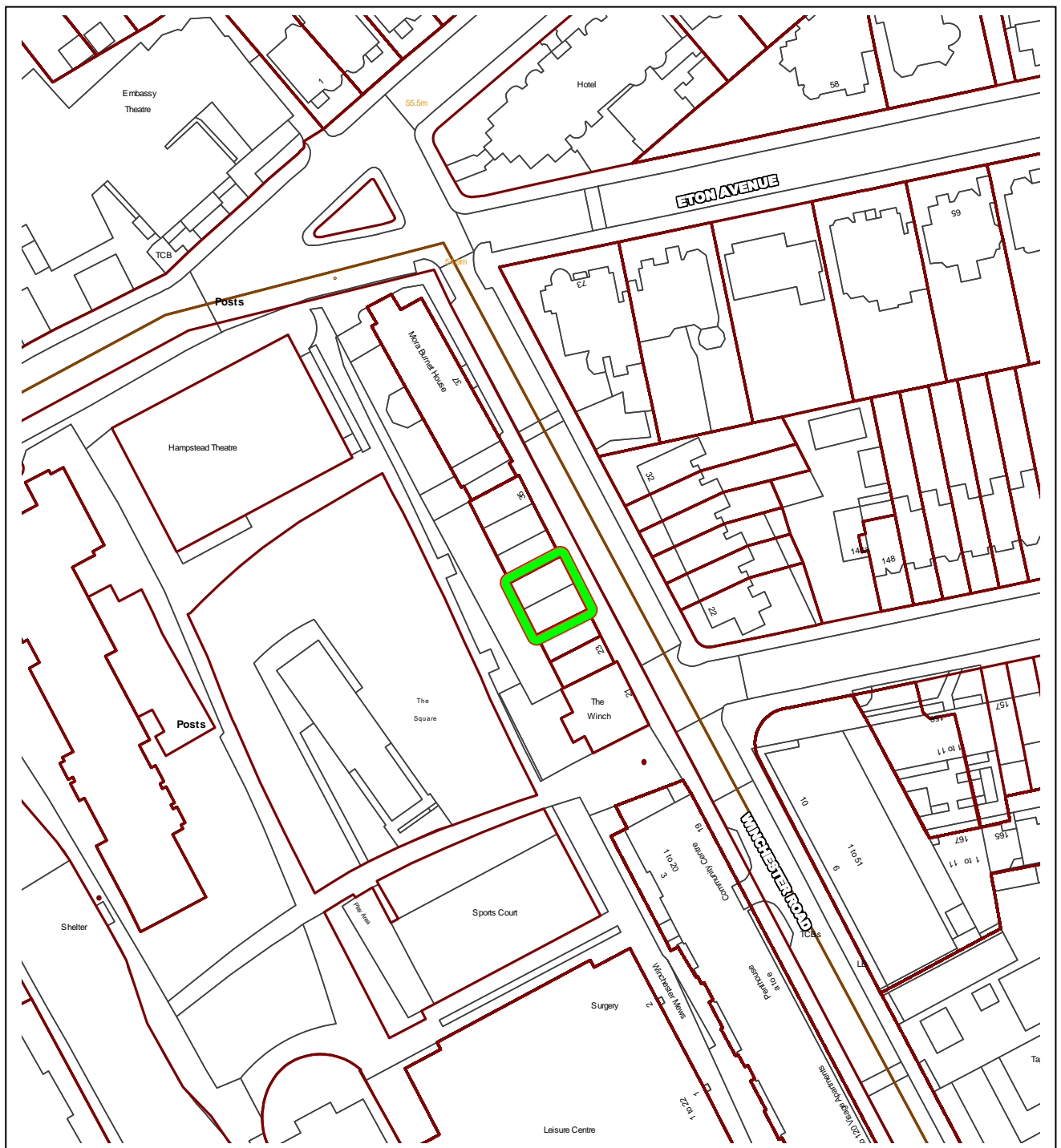


2020/4574/P - 27-29 Winchester Road, NW3 3NR



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

2020/4574/P - 27-29 Winchester Road, London, NW3 3NR



Photo 1: view of existing rear extension rear of No.27-29 Winchester Road.

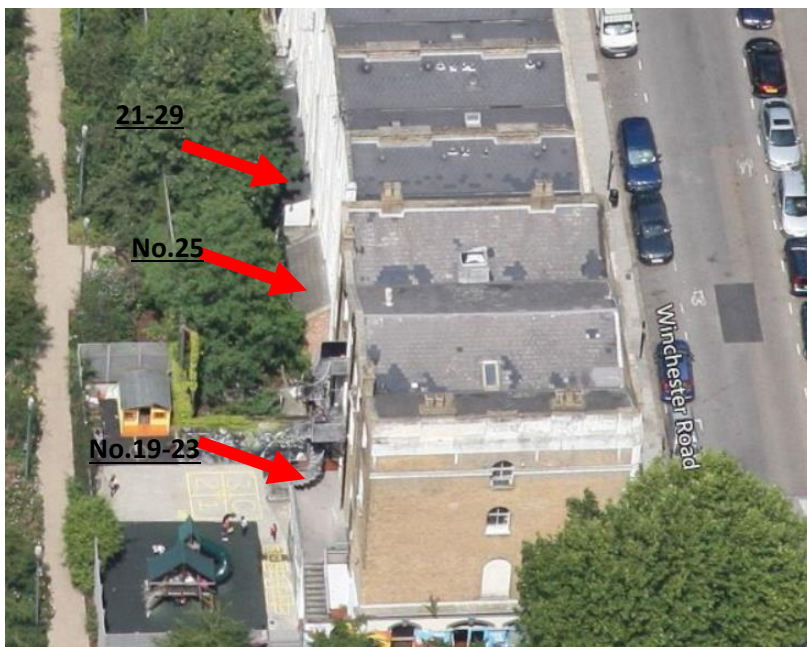


Photo 2: View of existing rear extensions along Winchester Road.

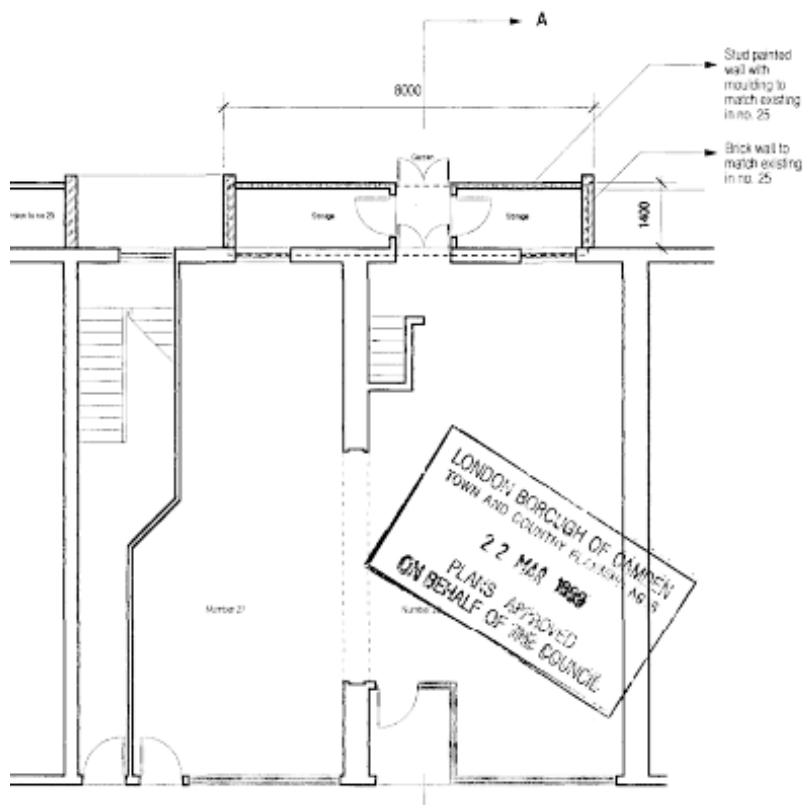


Photo 3: Approved floor plan as part of March 1999 decision.

Delegated Report		Analysis sheet		Expiry Date:		01/12/2020	
(Members Briefing)		N/A		Consultation Expiry Date:		06/12/2020	
Officer				Application Number(s)			
Joshua Ogunleye				2020/4574/P			
Application Address				Drawing Numbers			
27-29 Winchester Road London NW3 3NR				See decision notice			
PO 3/4		Area Team Signature		PO 3/4		Area Team Signature	
Proposal(s)							
Erection of a replacement single storey rear extension.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	Two site notices were displayed on Winchester Road			
	Site notice displayed 11/11/2020 to 05/12/2020 Press advert published 12/11/2020 to 06/12/2020			
Summary of consultation responses:	1 letter of objection was received from the owner/occupier of no. 31 Winchester Road. The response can be summarised as follows:			
	<div>1. The existing shed (whereby permission is now being requested for a permanent brick extension) was illegally built by previous renters of this commercial property way back in the 1980's. The shed was later retrospectively granted to remain.</div> <div>2. Extending rickety leaking old shed, which should be demolished, protrudes into the communal garden area. This communal area is for the sole use of the residents in the flats above and should never have been allowed to intrude onto their appointed area of recreation.</div> <div>3. The reason that this particular rear area of this particular commercial property had access to the garden was because the first renters of this property, 1980/81 were running a private cinema, and to do this they had to have a rear fire exit. When they left and the property reverted to a shop this rear exit should then have been closed off.</div> <div>4. This space should now revert to its original design and the garden area must be retained for the exclusive use of the residents. The old shed must be removed and the no extension should be built there.</div>			
Summary of consultation responses:	<u>Officer response:</u>			
	<div>1. Site's history has been addressed in section 1 of this report.</div> <div>2. The proposed application relates to the installation of replacement rear extension that matches the existing structure's scale and massing. Issues relating the communal rear garden area is a civil matter between relevant parties as such would not constitute a material consideration in the assessment of this application. Nonetheless, planning consent does not override any ownership consent.</div> <div>3. Officers note that the existing rear extension was granted planning consent in March 1999 for ancillary retail use.</div> <div>4. See section 1 of this report.</div>			

Belsize Conservation Area Advisory Committee (CAAC)	<p>The Belsize Conservation Area Advisory Committee (CAAC) objected to the application. Their objection is summarised as follows:</p> <ol style="list-style-type: none"> 1. This lean-to is unsightly and would be best removed for the benefit of the entire block and rear garden. There appears to be no reason why the basement staircase needs enclosing. <p><u>Officer Response:</u></p> <ol style="list-style-type: none"> 1. <i>Comments related to the proposed design, scale and massing have been addressed in section 4 of this report.</i>
Comments from Councillor	<p>One response was received from Councillor O'Shanahan as follows:</p> <p>"I would really insist on some of the points Ms Chambers is doing, especially why Greenlight Pharmacy is not directly applying for this, since they are the main users of the space. Would it be possible to check if this extension was illegal when it was done? This is a Council building so records must exist."</p> <p><u>Officer Response:</u></p> <ol style="list-style-type: none"> 1. <i>The Councillor's points were noted and addressed in response to third parties above.</i>

Site Description

The application relates to a four storey mid-terraced Victorian property on the western side of Winchester Road. The application site is in mixed-use with the ground floor being used as a Pharmacist (Use Class E) and the upper floors in use as Residential (Use Class C3). This application relates to the ground floor property.

The building is not listed, though it is noted as making a positive contribution to the Belize Conservation Area, or nearby a listed building.

Relevant History

27-29 Winchester Road (Application site)

8700915 - Continued use of the ground and basement floors as a Community Film Centre - **Granted on 23/04/1987**

PE9800400R1 - The erection of a single storey rear extension, As shown on drawing numbers> WR/04, WR/05, WR/06 - **Granted on 11/01/1999**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Intend to publish London Plan (2019)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Design (2019)

CPG Amenity (2018)

Belsize Conservation Area Statement (2002)

Assessment

1.0 Background

- 1.1 The application property benefits from an existing single storey rear extension that was initially granted consent in 1978 as following a retrospective planning application which sought to regularise the development.
- 1.2 A subsequent application for the erection of a single storey rear extension on the same site was granted permission on March 1999. The approved scheme related to the erection of a timber framed structure comprising a rear elevation fire door and windows. Officers note that the existing extension has been in place for over 10 years and is not subject to any enforcement notices.
- 1.3 Given the application site has hosted a single storey rear extension for a substantial amount of time the proposed extension would be considered part of the site's character.

2.0 Proposal

- 2.1 The application seeks consent to construct a single storey rear extension to replace an existing rear extension of the same depth width. The proposed extension would project 1.37m off the host property's rear and be 9.4m wide. It would comprise a flat roof design with a height of 2.76m.

3.0 Assessment

- 3.1 The main issues to be considered as part of the assessment of the proposal include:
- Design
 - Amenity

4.0 Design

- 4.1 Policy D1 (Design) of the Camden Local Plan states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area.
- 4.2 Policy D2 (Heritage) states that within conservation areas the Council will require that development preserves or, where possible, enhances the character or appearance of the area.
- 4.3 The proposed single storey rear extension would replace an existing structure of the same scale

and massing albeit with a flat roof design. The proposed structure would cover 10.5sqm of the host building's rear garden area, its overall footprint would cover less than 50% of the total developable space within setting. The proposed floor space would serve as ancillary space to the ground floor shop.

- 4.4 The proposed structure would be built with rendered brick and incorporate a single door and uPVC framed window. Officers consider the use of uPVC framed windows and doors to be unacceptable on design and sustainability grounds. As such, a condition has been added to state that notwithstanding the details shown on the plans, the proposed fenestration shall be timber/aluminium framed. On this basis, the materiality of the extension is considered to be acceptable.
- 4.5 The proposed structure would not be visible from the public realm. Officers consider the proposed materials to be appropriate for the garden context and would result in the development appearing as a subordinate structure within the rear garden area. It would appear alongside other rear extension within the rear garden area of neighbouring properties in particular No.21 and No.25 Winchester Road. Officers consider the proposed flat roof design would help soften the proposed structure's visual bulk and appearance when viewed from surrounding properties.
- 4.6 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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 4.7 The proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and the proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

5.0 Amenity

- 5.1 Policy A1 (Managing the impact of development) confirms that the Council will not grant permission for development that would result in harm to the quality of life for surrounding occupiers and neighbours. For a development of this kind, the main considerations outlined by this policy would be impacts in terms of daylight/sunlight and outlook.
- 5.2 Given the modest nature of the proposed works it is not considered that the replacement extension would not result in undue harm to neighbouring amenities.

6.0 RECOMMENDATION

- 6.1 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 4th January 2021, 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: 2020/4574/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Email: Joshua.Ogunleye@camden.gov.uk
Date: 31 December 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

Your Living Space Ltd
136
Green Lane
Northwood
HA61AN
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
27-29 Winchester Road
London
NW3 3NR

Proposal: Erection of a replacement single storey rear extension.

Drawing Nos: 20_104_P0, 20_104_P1, 20_104_S0, 20_104_S00, 20_104_S1, 20_104_S2

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 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 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: 20_104_P0, 20_104_P1, 20_104_S0, 20_104_S00, 20_104_S1, 20_104_S2.

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

- 4 Notwithstanding the details shown on the plans hereby approved, the proposed fenestration of the extension shall be aluminium/timber framed.

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.

DRAFT

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.

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

Chief Planning Officer

DRAFT

DECISION