

16A PRIMROSE GARDENS



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Photo Sheet- 16A Primrose Gardens, NW3 4TN- 2021/



Fig 1: Existing rear Elevation



Fig 2: Existing rear elevation

Application site

Full width rear extensions

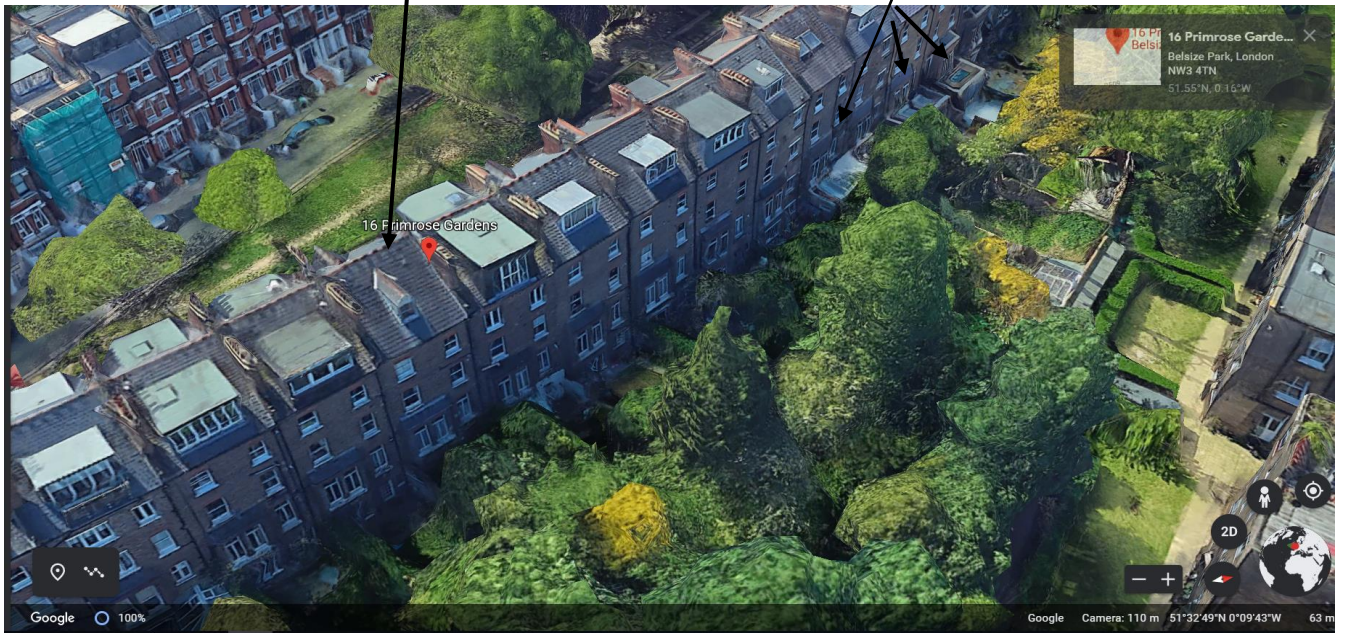


Fig 3: Precedent showing some full width rear extensions on the rear of buildings along the terrace



Fig 4: Full width rear extensions shown in more detail

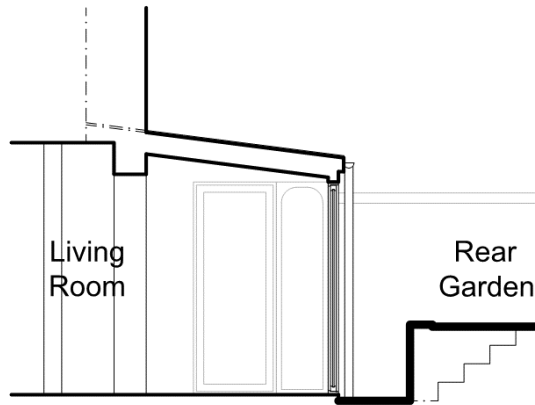
EXISTING AND PROPOSED DRAWINGS-16a PRIMROSE GARDENS



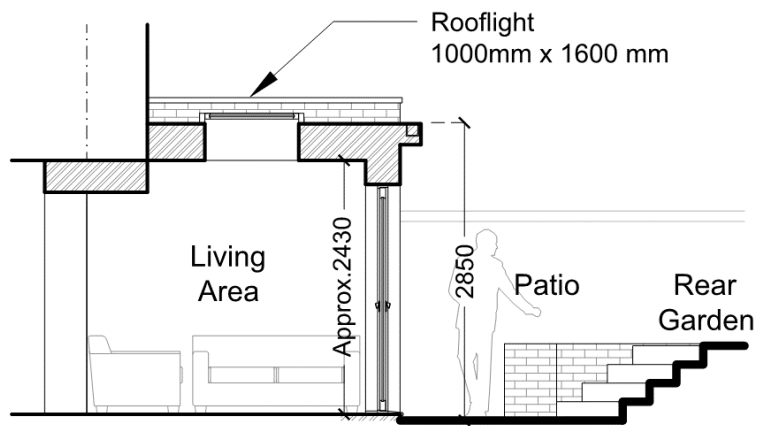
Rear Elevation
As Existing 1:100



Rear Elevation
As Proposed 1:100



Section A-A
As Existing 1:100



Section A-A
As Proposed 1:100

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:		12/04/2021		
	N/A / attached		Consultation Expiry Date:		11/04/2021		
Officer			Application Number(s)				
Angela Ryan			2021/0693/P				
Application Address			Drawing Numbers				
Flat Ground Floor 16 Primrose Gardens London NW3 4TN			Refer to draft decision notice				
Proposal(s)							
Erection of a single storey rear extension, following the removal of the existing conservatory							
Recommendation(s):		Grant conditional planning permission					
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	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		A site notice was displayed between 18/03/2012 and 11/04/2021, and an advert published in the local press from 17/03/2021 and 10/04/2021. No representations were received as a result of the consultation process					
CAAC/Local groups* comments: *Please Specify		Belsize CAAC: were consulted and have objected on the following grounds: This proposal is full width, projects beyond the line of adjoining houses, obstructs garden views from other flats and there will be a light pollution from the roof light. <u>Officer's response:</u> Design- see section 2 in this report Light spill – See section 3 in this report					

Site Description

The site comprises a five-storey mid terrace property that is currently sub-divided into 4 self-contained flats. The site lies on the east side of Primrose Gardens, within a terrace of similar type buildings where the predominant land use is for residential purposes.

The site is not listed but lies within the Belsize Conservation Area.

Relevant History

Planning History:

Application site:

No relevant planning history relating to the site.

Full width extensions:

13B Primrose Gardens

2014/3419/P- Permission **granted** for the erection of a full width rear dormer roof extension with terrace, the installation of a rooflight to the rear flat roof, following the demolition of existing dormer and terrace to the rear elevation. (Ref: 2014/3419/P)

Flat A, 21 Primrose Gardens

02/08/2016- Permission **granted** for the erection of single storey rear extension to lower ground floor flat (ref: 2016/3395/P)

30 Primrose Gardens

03/11/2017- Permission **granted** for the erection of a single storey rear extension, replacement windows throughout and alterations to lower ground floor flat entrance of residential dwelling (class C3). (2017/4647/P)

Flat 1, 42 Primrose Gardens

06/03/2018- Permission **granted** for the erection of a part single, part two storey rear extension at lower and upper ground floors with garden access. (Ref: 2017/5540/P)

9 Primrose Gardens

13/12/2018- permission **granted** for the erection of rear extension at lower ground floor level and replacement front/rear windows (Ref: 2018/5116/P)

Flat A, 40 Primrose Gardens

05/03/2020- Permission **granted** for the erection of a single storey rear extension (Ref: 2020/0172/P)

Flat B, 11 Primrose Gardens

05/03/2021- permission **granted** for the erection of single storey rear extension to lower ground floor to provide additional residential accommodation associated with the existing upper and lower ground floor maisonette (2020/5311/P)

Relevant policies

NPPF 2019

London Plan 2021: Policy D4

Camden Local Plan 2017:

A1 (Managing the impact of development

D1 (Design)

D2 (Heritage)

Camden Planning Guidance

Design 202: Chapters 1, 2, & 3

Home improvements 2021: section 2.1

Amenity 2021: Chapters 1, 2 & 3

Belsize Conservation Area Statement 2002

Assessment

1.0 Proposal:

1.1 The application relates to the proposed erection of a single-storey full width rear extension following the removal of the existing conservatory. The extension will accommodate an open plan kitchen/dining area. The proposed extension would measure 2.8m high to soffit level, with parapet wall on either side rising to 3m high. It will be 6.4m wide and project 3m from the rear elevation. The proposed rear extension would increase the footprint of the existing rear extension across the rear patio area from c.5sqm to c.19.5m².

1.2 The proposed rear extension will be brickwork to match the existing building with aluminium windows and bi-fold doors, providing access into the rear garden. A rooflight would be installed on the flat roof.

1.3 The key issues to consider are

- Design and impact on the character and appearance of the conservations area; and
- Impact on amenity

2.0 Design and impact on the character and appearance of the conservation area:

Design:

2.1 Rear extensions are a straightforward and common approach to expanding or improving the quality of homes. While the CAAC have objected to the projection beyond the line of the adjoining houses, extensions by their very nature extend beyond property building lines and this is not considered unusual or inappropriate.

2.2 The existing building has a small rear conservatory style extension which would be replaced by a larger full width extension, of similar depth. A number of full width rear extensions exist along this terrace of buildings, including at numbers 44, 48 and 50 Primrose Gardens and the Council has approved further rear extensions at 30, 40 and 42 (see planning history section above).

2.2 Policy D1 (Design) states that the Council will seek to secure high quality design in all cases. The policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; being 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. 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.

2.2 Section 2.1.1 in the Home Improvement CPG advises that rear extensions should be:

- Subordinate to the host building;
- Be built from materials that are sympathetic to the host building
- Respect and preserve the original design and proportions of the building;
- Respect and preserve architectural features;
- Be carefully scaled in terms of its height, width and design; and
- Allow for the retention of a reasonably sized garden.

2.4 Although the rear extension would be full width, it would remain visually subservient to the host building by virtue of its location at the ground floor level, and its limited depth. The openings have been broadly aligned with the existing fenestration located immediately above at first floor level and the form of the proposed openings also reflect the 1st floor fenestration pattern, which provides an element of cohesion to the design. The majority of the extension is to be constructed of brickwork to match the host building. The proposed rooflight is considered to be a modest addition in terms of its size, design and setting and as such is considered acceptable in principle.

2.5 The proposal would build on the existing patio, with minimal loss of soft landscaping in the rear garden. It would retain a good-sized garden and therefore the open nature at the rear of the site would not be compromised. Given that the rear extension is to be a single storey, with a flat roof, views of the rear garden will still be afforded from the rear upper floor windows at the application site.

2.6 Overall the proposals would ensure that the extension would be sympathetic to the host building and would preserve the special character of this part of the conservation area. The proposal is considered to be acceptable in design terms and is considered to comply with policy D1 (Design) of Camden's Local Plan 2017.

Impact on character and appearance of the conservation area:

2.9 The site lies within the designated Belsize Conservation Area and is considered to make a positive contribution to the

character and appearance of the area. The site lies within sub area five in the conservation area statement and is described as being consistent in terms of the higher density of development and the well defined three storey brick frontages.

2.10 Policy BE22 in the statement confirms:

“Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height but its effect on neighbouring properties and Conservation Area will be the basis of its suitability”.

2.11 Commentary in policy BE22 in the statement says:

“Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances”.

2.12 Policy D2 (Heritage) in Camden’s Local Plan seeks to preserve or enhance Camden’s rich and diverse heritage assets and their settings, which includes conservation areas.

2.13 The proposed rear extension is of a traditional design, respects the architectural composition of the main building, is single-storey and is considered to be subordinate in terms of its relationship with the host building. The rear extension would not be visible from the wider public realm, although it would be visible from the rear of some of the properties located within the terrace. As such, the proposal is not considered to detract from the visual appearance of the host building or this part of the Belsize Park Conservation Area and is considered to preserve its setting. The proposal is therefore considered to comply with policy D2 (Heritage) of Camden’s Local Plan 2017.

2.14 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 2013.

3.0 Amenity:

3.1 The extension will rise approximately 1m above the existing shared boundaries with nos. 14 and 18 Primrose Gardens. The rear extension will be partially obscured by virtue of the existing side return located at no.18 Primrose Gardens. No windows are proposed on the side elevations of the proposed rear extension. Given the siting, scale and design of the rear extension it is considered that the proposal would not have any significant impact on existing residential amenity by way of overlooking, loss of natural light, and the loss of privacy or outlook.

3.2 Given that parapet walls are proposed either side of the proposed extension, it is considered that any potential light spill by virtue of the proposed roof light would not be significant, as the parapet walls will partially obscure the rooflight and limit/reduce any potential light spill by virtue of the light bouncing off the wall’s surface. As such it is unlikely to result in unduly harmful levels of lightspill.

4.0 Conclusion:

The proposal is considered to be acceptable in terms of its siting, scale, design and material finish and would not result in undue harm to the appearance of the host building or conservation area. It would also not have any significant impact on existing neighbouring amenity. The proposal is therefore considered to comply with policies A1, D1 and D2 of the Camden Local Plan 2017.

5.0 RECOMMENDATION

5.1 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 19th April 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: 2021/0693/P
Contact: Angela Ryan
Tel: 020 7974 3236
Email: Angela.Ryan@camden.gov.uk
Date: 13 April 2021

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

Detailed Planning Ltd
1st Floor,
311 Chase Road
Southgate
N14 6JS
London

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat Ground Floor
16 Primrose Gardens
London
NW3 4TN

DECISION

Proposal:

Erection of a single storey rear extension, following the removal of the existing conservatory
Drawing Nos: SH1 (location plan; block plan, existing and proposed drawings); Planning,
Design and Access Statement by Detailed Planning dated January 2021;

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 policies 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: - SH1 (location plan; block plan, existing and proposed drawings); Planning, Design and Access Statement by Detailed Planning dated January 2021

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

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.
- 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.

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