

<b>Delegated Report</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>	15/01/2021
	N/A / attached		<b>Consultation Expiry Date:</b>	17/01/2021
<b>Officer</b>		<b>Application Number(s)</b>		
Adam Greenhalgh		2020/5411/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
42 Patshull Road London NW5 2LD		See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Part demolition of existing single storey side extension and erection of a three storey side extension to accommodate a lift, services, W.C. and shower rooms.				
<b>Recommendation(s):</b>	Refuse planning permission			
<b>Application Type:</b>	Householder Application			

<b>Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>				
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>	No. of responses	00			
	A site notice was displayed on 18/12/2020 (expired on 11/01/2021) and a press notice was advertised on 24/12/2021 (expired on 17/01/2021)				
<b>Adjoining occupiers:</b>	No letters of objection received				

## Site Description

42 Patshull Road is an end-of-terrace Victorian three storey house located on the southern side of Patshull Road at its junction with Patshull Place. It is a London stock brick house with a pitched tiled roof, timber sash windows, a first floor balcony with metal railings on its front elevation, and ground floor door and windows within columns/architraves.

The existing building has the same width as the other two houses in the terrace (nos. 44 and 46) and it has a 1.25m wide full depth single storey extension along its side elevation, with a 10.3m long, 3m high white rendered wall abutting the back edge of the pavement along Patshull Place.

The house has a single storey rear extension on its side with no. 44 and a two storey rear projection on its 'non-attached' side.

The site lies in the Bartholomew Estate Conservation Area. Nos. 4 – 86 on the south side of Patshull Road are noted as being 'positive contributors' to the Conservation Area in the Bartholomew Estate Conservation Area Statement 2000.

## Relevant History

No record of any previous planning applications on LB Camden website.

## Relevant policies

### National Planning Policy Framework 2019

#### The London Plan 2021

#### Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

#### Kentish Town Neighbourhood Plan 2016

D3 Design Principles

#### Camden Planning Guidance

CPG Design (January 2021) (Section 3 – Heritage)

CPG Home Improvements (January 2021) (Side (and front) extensions – page 43)

#### Bartholomew Estate Conservation Area Statement 2000

BE24 & BE25 – Side extensions

## **Assessment**

### **1.0 PROPOSAL**

1.1 Permission is sought for the part demolition of the existing single storey side extension and the formation of a three storey side extension to provide a platform lift to all floors, services, W.C. and shower rooms.

1.2 The need for the proposal is essentially to enable access to facilities on all floors for the existing occupier who is registered disabled. The occupier has an illness which restricts mobility and consequently it is proposed to provide level access bathroom facilities on all floors and a lift to access all floors.

1.3 The three storey side extension would be set back 230mm from the main front elevation. It would be 1.36m wide and 10m deep. It would extend up to the eaves of the existing building, approximately 8.7m in height above ground level.

1.4 The external walls would be finished in render on the ground floor and of matching brickwork on the first and second floors. A rendered feature arch and brick-filled dummy window would be formed on the front elevation (at ground and second floor levels) and the side elevation would have part glazed/part bricked up feature windows on the first and second floors and two windows on the ground floor. The rear elevation would be of render (ground floor) and brick (first and second floors).

1.5 The proposal would comprise- lift, W.C. services and utility space (ground floor), lift and shower room/wet room (first floor), lift and shower room (second floor).

### **2.0 ASSESSMENT**

The material considerations for this application are summarised as follows:

- Design and effects on character and appearance of the Conservation Area
- Amenity of neighbouring residential occupants

#### **Design and effects on character and appearance of the Conservation Area**

2.1 Policy D1 of the Camden Local Plan requires development to respect local context and character and policy D2 requires development within Conservation Areas to preserve, or where possible, enhance the character or appearance of the area. Para BE25 of the Bartholomew Estate Conservation Area Appraisal Statement requires side extensions not to infill gaps, impair the symmetry of a building and generally for side extensions to be single storey and set back from the front elevation.

2.2 Camden's 'Home Improvements' Planning Guidance 2021 advises that side extensions should:

- Be set back from the main front elevation;
- Be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- Be built from materials that are sympathetic to the existing building wherever possible;
- Respect the dimensions of the existing front porch, where applicable;
- Respect and celebrate existing architectural features into new design, where they make a positive contribution to the character of the building or groups of buildings, such as projecting bays and porches.

Additionally, side extensions should:

- Protect significant views or gaps;
- Ensure the established front building line is not compromised;
- Ensure the architectural symmetry or integrity of a composition is unimpaired;
- Ensure the original architectural features on a side wall are not obscured;
- Consider a sensitive approach for corner extensions which takes into account the neighbouring context.

2.3 The proposed three storey side extension, due to its size, siting and design, would be contrary to the above policies and guidance relating to development and particularly side extensions in the Conservation Area.

2.4 The extension is sited on a very visible corner side elevation. It is full height at three storeys up to eaves level, and it almost completely matches the full depth of the house (which is 10.3m) with only a minimal setback by 230mm from the front elevation and 1.5m from the main rear elevation (on the upper floors). Consequently it is considered the proposal would represent an excessively large and bulky addition to the building which would harm the form and symmetry of the building and the terrace within which it sits. The resultant width of the three storey house would be incongruous in the context of the group and the row of houses which are noted as being positive contributors in the Conservation Area (i.e. nos. 4 – 86). The proposal would impair the scale and proportions of the building, the terrace and the Patshull Road streetscene, such that the character and appearance of the Conservation Area would be harmed.

2.5 Also, due to its location on a prominent corner plot, the proposed extension would harm the characteristics of the townscape in terms of building lines, setbacks and spacings of buildings and gaps in Patshull Road and Place. There are no other extensions which project in front of the established building lines on both sides of Patshull Place; the proposal to form a three storey high almost full depth extension, which would extend up to the back edge of the pavement on Patshull Place, would harm the openness, uniformity and traditional spacing and appearance of the road.

2.6 The Conservation Area Appraisal indicates that side extensions should be lower and that they should be set back from the front elevation. A single storey full depth side extension, such as already exists here, would be acceptable. However the proposal with its full height and almost full depth at all upper floor levels, due to its siting, height and depth, would represent an excessively bulky addition to the building which subsumes the entire side elevation and is no longer subordinate to the overall house in proportions or size. It would harm the historic and architectural composition of the building and the townscape of the surrounding area. With reference to the CPG on Home Improvements, the proposal would compromise the established and characteristic building line along Patshull Place, it would fail to respect the form, proportions and dimensions of the existing building and terrace within which it sits, and it would not have an appropriate architectural design in the context of the Conservation Area. Both the front and side elevations of the proposal would lack a sufficient level of architectural quality, primarily due to the lack of appropriate fenestration and architectural features which would match and consequently preserve the townscape and heritage merits of the building.

2.7 It is acknowledged that the proposal would provide access to facilities to enable the registered disabled occupier to continue to occupy the house. There are no objections on grounds of the addition of the lift, services, W.C.'s and showers in themselves. It is also acknowledged that under the NPPF there is a requirement to weigh the benefits of development proposals involving heritage assets against the harm that would be caused to the significance of the heritage assets. In this case, it is considered that the 'less than substantial' harm that would be caused to the Conservation Area would not be overcome by the private benefits of the proposal. Officers have balanced the access

needs of the occupant against the heritage value of the building and townscape but have concluded that there may be a less harmful solution. It is considered that the applicant should explore alternative options to mitigate against the harm to the Conservation Area by reducing and amending the size and design of the proposal. The Council considers that the proposed facilities could, in part, be provided elsewhere within the house, such that the size of the proposal could be significantly reduced accordingly. For instance, it is not clear why much of the floorspace of the extension is devoted to lobbies and circulation space or why some bathroom facilities cannot be provided internally elsewhere, so that only a narrow external lift shaft is needed to be added to the flank wall as a subordinate and discreet feature.

2.8 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.

### **Amenity of neighbouring residential occupants**

2.9 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The relevant factors to be considered in this case are the effects on light, privacy and outlook.

2.10 The extension is situated approximately 13m from no. 40 Patshull Road, on the other side of Patshull Place. It would not project excessively above the windows in the flank side elevation of this property such that there would be significant loss of light or outlook. The distance between the proposal and the facing elevation of 40 Patshull Road would be less than the recommended distance to safeguard against a loss of privacy, but as the proposed windows are solely serving non-habitable spaces, a condition could be attached to secure the provision of non-opening obscure glazed windows to prevent any undue overlooking.

2.11 The extension is situated approximately 5m from the neighbouring dwelling at no.4 Patshull Place and projects approximately 1.36m in front of this property. It would not result in any marked increase in loss of daylight, privacy or outlook for the occupiers of this or any other Patshull Place properties.

2.12 It is concluded that the proposals would not result in any significant loss of amenity for any neighbouring residential occupiers.

### **Recommendation**

2.13 The proposed side extension, by reason of its location, bulk, size and design, would represent an excessively large, dominant and incongruous addition to the building which would harm the character and appearance of the host building, the streetscene and the Bartholomew Estate Conservation Area. It would therefore be contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.