

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/03/2021			
		N/A		<b>Consultation Expiry Date:</b>		03/04/2021			
<b>Officer</b>				<b>Application Number(s)</b>					
Patrick Marfleet				2021/0432/P					
<b>Application Address</b>				<b>Drawing Numbers</b>					
50-52 Eversholt Street London NW1 1DA				Please refer to 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>									
Erection of part four storey and part two storey rear extension.									
<b>Recommendation(s):</b>		Refuse Planning Permission							
<b>Application Type:</b>		Full Planning Permission							
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice							
<b>Informatives:</b>									
<b>Consultations</b>									
<b>Adjoining Occupiers:</b>		No. of responses		00		No. of objections		00	
<b>Summary of consultation responses:</b>		Site notice: displayed from 10/03/2021 to 03/04/2021 No comments received.							
<b>Local Groups</b>		No comments received from local groups. <b>TfL Crossrail:</b> Crossrail Limited does not wish to make any comment on the application as submitted.							
<b>Site Description</b>									
The application site is located on the eastern side of Eversholt Street and relates to a pair of three storey buildings which have a commercial use at ground floor and residential accommodation on the floors above. The properties have been extended previously in the form of a two storey rear extension that extends all the way to the rear boundary of the site. The site is not located within a conservation area but does form part of a terrace of properties (34 to 70) which are included on the Council's local list of non-designated heritage assets.									

## **Relevant History**

2020/1672/P - Change of use of the property to form a mixed use (Sui Gen) development consisting of 9 short term let units (Class C1) at lower ground floor and ground floor level, a bureau de change (Class E) and coffee shop (Class E) at ground floor level, conversion of four studio flats at first and second floor level to provide two studio flats (Class C3) and retention of external alterations to provide new shop fronts and windows and doors to the rear (part-retrospective). **Approved 04/02/2021.**

## **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

### **Camden Planning Guidance 2018/2019**

CPG Design

CPG Amenity

## Assessment

### 1 PROPOSAL

1.1 Planning permission is sought for the erection of a two storey rear extension at the site, above the existing two storey rear extension, to form a four storey rear extension that spans the width of both properties. The extension would provide additional living space to convert the four existing studio flats at first and second floor level to 1 bed flats. The proposals also include an increase in depth of the ground floor extension at No.50 by approximately 1 metre.

### 2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design
- Amenity of neighbouring residential occupants

#### 2.2 Design

2.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including non-designated heritage assets.

2.2.2 As noted above, there is an existing two storey rear extension at the site which extends the full width of the two properties and all the way to the rear boundary of No.52. This extension in itself is considered to be on the limits of what would be considered a subordinate addition given its overall height and depth in relation to the size of the host buildings. The addition of two extra storeys above the existing two storey rear extensions at the site, as currently proposed, would result in a four storey rear extension which would conceal near enough the entirety of the existing rear elevations of Nos.50-52 and fail to appear as a subordinate addition as a result. Therefore, the size, height and bulk of the proposed development is considered to cause unacceptable harm to the original character and proportions of this pair of locally listed buildings, contrary to Policies D1 and D2 of the Local Plan.

2.2.3 It is noted that the adjoining properties at Nos.54-56 Eversholt have similar sized rear extensions which the current proposals are seeking to replicate. However, whilst it is unclear whether the extension at No.54 was ever granted planning permission, it seems from our planning records that the extension at No.56 was granted permission in 1999 and significantly precedes the adoption of our current design and heritage policies and guidance, which the current application is considered contrary to. Furthermore, these extensions are an anomaly in the terrace with all other rear extensions to neighbouring properties in the street set at least one full storey below eaves level. As such, they only serve to demonstrate the harmful impact development of this nature has on the appearance of a property, and wider terrace, and their presence is not considered appropriate justification for further development of this kind.

2.2.4 The existing rear elevations of this row of properties are also clearly visible from Drummond Crescent to the north. Therefore, the proposed extensions would be visible from the public realm and are considered to cause harm to the character and appearance of the adjoining terrace and wider area generally.

#### Standard of accommodation

2.2.5 Two of the proposed 1 beds flats would have floor areas of 51sqm which would comply with nationally prescribed floor space standards for units of this size (minimum 50sqm). The two remaining units would have floor areas of 43sqm which falls below the minimum 50sqm requirement. However, given the works relate to the extension and conversion of an existing building this shortfall is considered

acceptable on balance, particularly as the flats would be dual aspect. The proposals are therefore considered to provide an acceptable standard of accommodation.

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

2.3.1 Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents.

2.3.2 To the north, the proposed extension would project beyond the rear elevation of No.54 by approximately 600mm, and is not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy. However, to the south, the proposed extension would project approximately 6 metres beyond the second floor windows of the original rear elevation at No.48. Therefore, the overall size and depth of the proposal is considered to cause unacceptable harm to the amenity of the adjoining property at No.48 in terms of loss of light and outlook.

## **3 Recommendation**

3.1 Refuse planning permission