

Delegated Report	Analysis sheet		Expiry Date:	28/02/2020
	N/A		Consultation Expiry Date:	23/02/2020
Officer		Application Number(s)		
Nathaniel Young		2021/1843/P		
Application Address		Drawing Numbers		
8 Priory Road London NW3 2UL		See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a first floor side extension.				
Recommendation(s):	Refuse planning permission			
Application Type:	Householder			
Conditions or Reasons for Refusal:	See Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	Site notice: 19/05/2021 - 12/06/2021 Press notice: 20/05/2021 - 13/06/2021 No responses received.			
Site Description				
The application site, 8 Priory Road, contains a three-storey semi-detached single family dwellinghouse (Class C3) situated on the eastern side of Priory Road. The application building is located within the Priory Road Conservation Area, it is not listed but is identified as making a positive contribution to the character and appearance of the Conservation Area.				
Relevant History				
None.				

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2021

CPG Home Improvements

CPG Design

CPG Amenity

Priory Road Conservation Area Statement 2000

Assessment

1.0 PROPOSAL

1.1 Planning permission is sought for the erection of a uPVC, conservatory style, first floor side extension.

2.0 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Residential Amenity

2.2 Design and Conservation

2.2.1 Camden Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Camden Local Plan 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 Camden Local Plan Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 CPG Home Improvements 2.1.2 (Side & Front extensions) states: "Side extensions should:

- Be built from materials that are sympathetic to the existing building wherever possible;
- 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;
- Protect significant views of gaps;
- Ensure the architectural symmetry or integrity of a composition is unimpaired;
- Consider a sensitive approach for corner extensions which takes into account the neighbouring context...

...Side extensions should be confined to a single storey....If you live in a Conservation Area...check the Conservation Area Appraisal...it might be that the gaps between building are significant..."

2.2.3 CPG Home Improvements also states that materials should be: contextual...The texture colour, pattern and finish of materials (detailing) should relate well to the existing character and appearance of both the existing home and the wider area, particularly in Conservation Areas and listed Buildings. It goes on to state that uPVC windows/conservatories are strongly discouraged for both aesthetic and environmental reasons.

2.2.4 Priory Road and the immediate neighbouring area was developed over a twenty year period in the middle of the 19th century, the majority of properties being built between 1851 and 1857. The houses, built in Italianate style, the go-to architectural style of the mid-century, were mostly built as semi-detached pairs in stucco. The area has a strong and cohesive architectural quality that has little changed over the last 170 years (Priory Road conservation area appraisal). The area is now designated as a conservation area on account of the high and consistent quality of the buildings.

2.2.5 The majority of properties on Priory Road have a flat-topped or portico style porch. These are part of the architectural detailing which defines and unites the area. The houses in the area are united in their uniformity and it is this uniformity, and that lack of unsympathetic modification, which makes the area architecturally special.

2.2.6 The proposal, a highly visible, uPVC, first floor, conservatory side extension, is considered to be unacceptable and contrary to the policies and guidance outlined above. Not only would the use of uPVC materials be unacceptable but the principle of building any form of extension here would be unacceptable as it would unbalance the existing architectural symmetry which can be observed within the subject semi-detached pairing and throughout the surrounding area.

2.2.7 The side porch at No. 8 is in prominent view from the highway and thus contributes importantly to the streetscape character and composition. It is considered that the addition of a first floor conservatory would harm the aesthetic and architectural quality for which the area is valued.

2.2.8 No. 8 is also one of a pair of symmetrical semi-detached villas (with No. 6) and is part of an architectural set piece of two paired villas (Nos. 2 & 4, and Nos. 6 & 8) on the inside of the turn at the southern end of Priory Road where they feature prominently. The addition of a first floor conservatory, would be highly visible from the street and would detract both from the composition of No. 8 as well as breaking the symmetry with No. 6 thus causing material harm to the character and appearance of the semi-detached pairing, streetscape and the Priory Road Conservation Area.

2.2.9 Para 202 of the NPPF states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. The proposal would result in 'less than substantial harm' to the character, appearance and historic interest of the conservation area (as well as to the host property which is a non-designated heritage asset). The new uPVC conservatory side extension does not contribute sufficient public benefit to outweigh the less than substantial harm to the conservation area. 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 conservation area, under s. 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

2.2.10 The proposed uPVC first floor conservatory side extension, by reason of the design and materials represents an incongruous alteration at an elevated level which would be out of keeping with the existing architectural style of the building, and as such, would cause unjustified harm to the character and appearance of the subject property, semi-detached pairing, and surrounding conservation area contrary to policies D1 (Design) and D2 (Heritage) of the Local Plan (2017), the London Plan (2021) and the NPPF (2021).

2.3 Residential Amenity

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

2.3.2 It is not considered there would be any significant detrimental impact to residential amenity. The development would not extend beyond neighbouring windows to an extent which would result in a significant loss of light or outlook. No new views would be afforded into any neighbouring habitable windows beyond what has been established.

3.0 Recommendation

3.1 Refuse permission