

Delegated Report		Analysis sheet	Expiry Date:	16/07/2019
(Members Briefing)		N/A / attached	Consultation Expiry Date:	17/06/2019
Officer			Application Number(s)	
Joshua Ogunleye			2020/4985/P	
Application Address			Drawing Numbers	
39 Princess Road London NW1 8JS			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a two storey rear extension				
Recommendation(s):		Grant conditional planning permission		
Application Type:		Full Planning Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	01	No. of objections	01
	No. Electronic	00		
Summary of consultation responses: Primrose Hill CAAC	<p>Site notice consultation: 12/02/2021 until 8/03/2021 Press notice consultation: 18/02/2021 until 14/03/2021</p> <p>One objection was received from the Primrose Hill CAAC. Details of objections have been summaries below</p> <ol style="list-style-type: none"> 1. The existing rear addition is contrary to the existing guidance in the Primrose Hill conservation area statement (the current SPD) and the current proposals make the situation worse. The proposals conflict with the policy guidance PH26. 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 general effect on neighbouring properties and Conservation Area will be the basis of its suitability. 2. 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. 3. The additional glazing area threatens serious light pollution and loss of amenity by the neighbours to the rear in Edis Street. <p><u>Officer Response:</u> Points 1 and 2 have been addressed in paragraphs 3.4 of this report.</p> <p>Points 3 in section 4 of this report.</p>			

Site Description

- 1.1. The application relates to a mid-terrace three story property with basement property on the western side of Princess Road. The host property was constructed with yellow stock bricks and hosts timber sash windows with 3/3 glazing bars on its front and rear elevations. The property also benefits from a three storey rear pre-existing rear projection with a roof design.
- 1.2. The property is located within the Primrose Hill Conservation Area, it is not statutory or locally listed. The property sits on a sloping topography with ground level in the front garden area being at a higher datum level to ground level within the rear garden area.

Relevant History

8802482 – Erection of a rear extension at basement level for the basement flat as shown on drawing nos: C/PR02 and C/PR03. Granted on 29/11/1988

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Other Planning Policies / Guidance

CPG Home Improvement (2021)

CPG Design (2021)

CPG Amenity (2021)

Primrose Hill Conservation Area (2000)

Assessment

2. Proposal

- 2.1. Planning permission is sought for the erection of a double storey infill rear extension at lower ground and ground floor level. The proposed rear extension replace an existing double storey rear extension.
- 2.2. The proposed extension would have measure 3.73m (d), 3.2m (w) with an overall height of 6.5m.

3. Assessment

Design and heritage

- 3.1. Local Plan policy D1 seeks to achieve high quality 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. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.
- 3.2. CPG Home Improvement stated that boundary treatments should delineate the private front garden area from the public highway; contribute to qualities of continuity and enclosure within the streetscene; and provide security and degree of privacy. They should also make a positive contribution to the character of the property and streetscene; be designed effectively for their purpose and the design and construction should not damage any trees within the curtilage of the property or those in close proximity that may have their root system running into the curtilage.
- 3.3. The proposed infill extension at ground floor level would incorporate an existing single storey rear extension at ground floor level as such it would appear as a two storey addition on the host property's rear elevation. Despite this, the proposed extension sloping roof would introduce an elevation of visual subordination with this context. Its sloping and partially glazed roof would be visually set down below the first floor level with and its ridge height sitting below the cill of the first floor window.
- 3.4. The proposed infill extension would contained between an existing rear projection on its right side and the side wall of the property at No.43 on its left side. The proposed structure would be built with a mixture of stock bricks, and incorporate large aluminium framed glazing panels. The proposed design and materials would appear as a contemporary addition within the surrounding rear gardens. Officers consider the proposed materials to be appropriate for the garden context and would result in a visually lightweight appearance. Therefore, officers do not consider the proposed extension would overwhelm the host property's character and appearance.
- 3.5. The proposed extension would not be visible from the public realm. Although, it would be partially visible from the rear elevation of neighbouring properties. The extension's scale and massing would be similar to other consented schemes on the rear elevations of neighbouring properties most recently at 47 Princess Road ref 2017/3291/P. Its form would also be similar to those of extension existing on the rear elevations of No.37 and 49 Princess Road which are visible from the rear elevation of properties on Edis Road. Therefore, officers consider the proposed double storey infill extension would have an acceptable impact on its context given the prevalence of similar developments along this section of parade.
- 3.6. Furthermore, the infill will remain subordinate to the closet wing, by being lower and set back. Given these facts, and the very modest increase in scale, the proposal is acceptable. Overall the proposals would not result in significant harm to the host property's appearance or character, nor that of the surroundings Primrose Hill Conservation Area.

4. Amenity

- 4.1. The proposed extension would be flanked by existing structures on its boundary with No.41. Given the context it is not considered that it would give rise to adverse overbearing or increased sense of enclosure impact.
- 4.2. It is considered that the proposed rear facing glazing would facilitate outlook similar to existing condition. Therefore, officers do not consider the proposed rear elevation glazing would give rise to adverse overlooking impact.
- 4.3. Special attention has been attached to the desirability of preserving and enhancing the listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform (ERR) Act 2013.
- 4.4. Special regard has been attached to the desirability of preserving or enhancing 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.
- 4.5. As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

5. 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 21st June 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'.