

Delegated Report		Analysis sheet		Expiry Date:		11/03/2022	
		N/A		Consultation Expiry Date:		13/02/2022	
Officer				Application Number(s)			
Enya Fogarty				2021/5689/P			
Application Address				Drawing Numbers			
Flat A 18 Caversham Road London NW5 2DU				See decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Construction of a single storey full width rear extension, to ground floor flat.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	0	No. of objections	00
				No. electronic	0		
Summary of consultation responses:		<p>A site notice was displayed between 19/01/2022 until 12/02/2022. The application was advertised in the local press on 20/01/2022 until 13/02/2022.</p> <p>No objections were received as a result of the consultation process.</p>					

**Bartholomew Estate
Conservation CAAC:**

No response was received from the CAAC

Site Description

The application site is 4 storey semi terraced property, located on the northern side of Caversham Road. The property is subdivided into two flats and this application relates to the ground floor flat, known as flat A. The property is not listed but it is located within the Bartholomew Estate Conservation Area. The Conservation Area Statement notes that the property makes a positive contribution to the character and appearance of the conservation area.

The site falls within the Kentish Town Neighbourhood Plan Area.

Relevant History

Application site

No relevant site history.

Neighbouring properties:

12a Caversham Road

- **2018/1750/P-** *External alterations and excavation works including erection of a single storey rear extension at lower ground floor level with associated roof terrace and integral external staircase and re-landscaping of rear garden area. **Granted 09/07/2018***

21 Caversham Road

- **2014/5147/P-** *Erection of single storey rear extension to lower ground floor flat. **Granted 13/10/2014***

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

CPG Design (January 2021)

CPG Home Improvement (January 2021)

CPG Amenity (January 2021)

CPG Biodiversity (March 2018)

Kentish Town Neighbourhood Plan 2016

Design Policy D3: Design principles

Bartholomew Estate Conservation Area Statement 2000

Assessment

1.0 PROPOSAL

1.1 The proposal seeks planning permission to construct a single storey full width rear extension. The rear extension would measure 4m in depth, 3m in height and 7.6m in width. The extension would be constructed in brick with glazed sliding doors. The roof would be flat with a green sedum roof.

ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Heritage
- Amenity of neighbouring residential occupants

2.0 Design and Heritage

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 conservation areas and listed buildings.

2.2 Camden planning guidance states that rear extensions should be subordinate to the original building and should be set back from the main building; they should respect the original style and proportions of the building; respect architectural features and the historic pattern of development. An extension should not cause loss of amenity to adjacent properties and should allow for the retention of a reasonable sized garden.

2.3 Policy D3 of the Kentish Town Neighbourhood Plan states in relation to new developments that proposals must be based on a comprehensive understanding of the site and its context, be well integrated with and be informed by their surroundings and reinforce and enhance local character, be of highest quality contextual and sustainable, and promote better accessibility.

2.4 Caversham Road is noted in the Bartholomew Estate Conservation Area Statement as comprising of *'large four storey villas with generous front and rear gardens.[...] The west end consists of largely semi-detached villas which provide glimpse views through to the lush rear gardens.'* The statement mentions that the townscape is largely unaltered with few rear extension, however the cumulative effect of minor but inappropriate changes is gradually eroding the quality of the street.

2.5 In terms of the existing context, many neighbouring properties have been preserved with no rear extensions. Some of the properties which have been extended are half width and single storey with the exception of 6A which is half width and two storey. As such, the rear of the property and the intact semi-detached pairs of no's 6 to 26 have distinguished rear elevations forming a homogenous architectural composition and symmetry. These uniform rear elevations are considered apart of the host buildings' and wider conservation area character.



Application site marked in red forms part of a row of semi-detached properties with an established character

2.6 The development would not be visible from the streetscene and only from private views from adjacent neighbours and opposite the rear part of the site. As the property lies within a conservation area, all elements, seen or unseen by public views contribute to its character and significance. As such, it is considered that a full width extension would be over-dominant and would not appear as a subordinate addition which would detract from the established character and common pattern of development.

2.7 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. The proposed extension is considered to disrupt the consistency of the rear elevations of the terrace and would have a negative impact on the character and appearance of the host dwelling, wider terrace and surrounding conservation area.

3.0 Amenity

3.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.

3.2 The proposed extension would sit adjacent to the rear boundary wall with no. 20. This would project only slightly above the boundary wall by 0.70m. It is not considered that harmful impact would be caused to the amenity of occupiers at no.20 in terms of loss of light, outlook or privacy.

3.3 Due to the gap between semi-detached pairs of buildings, the proposed extension would be set in from the boundary with no.16 by 1.4m and therefore is considered that no significant harm in terms of loss of light, outlook or privacy would be caused to the amenity of neighbouring occupiers at no.16.

4.0 Recommendation:- Refuse planning permission

Reasons for refusal:

1. The proposed rear extension by reason of its scale, bulk and full width projection would be an unsympathetic and dominant feature in its context, detrimental to the appearance of the application property, the terrace of which it forms part and the Conservation Area contrary to policies D1 (Design), D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016