

18 Croftdown Road-2022/1981/P



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Application site marked with red arrow



Existing rear elevation



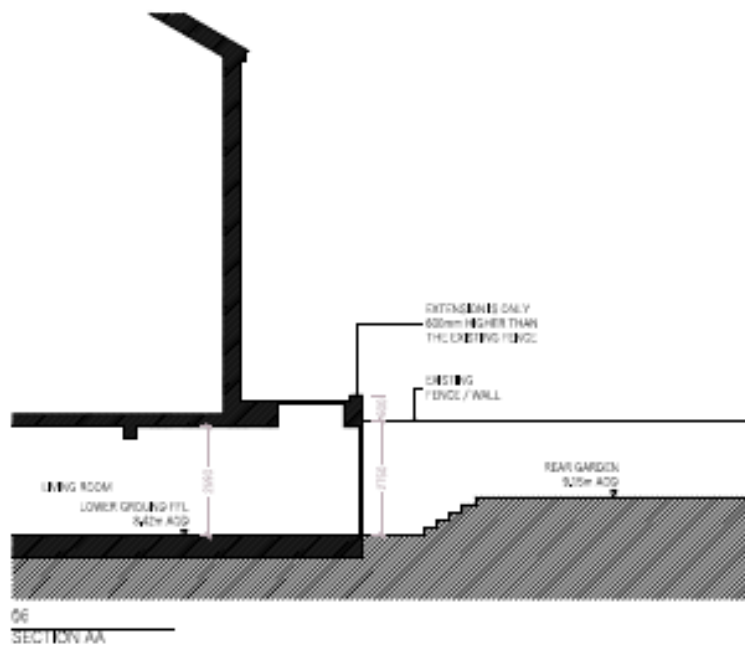
Existing rear garden

UPPER GROUND FLOOR PLAN

ROOF PLA



Proposed rear elevation



Proposed section

Delegated Report		Analysis sheet	Expiry Date:	04/07/2022
(Members Briefing)		N/A / attached	Consultation Expiry Date:	26/07/2022
Officer			Application Number(s)	
Enya Fogarty			2022/1981/P	
Application Address			Drawing Numbers	
18 Basement Flat Croftdown Road London Camden NW5 1EH			<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Construction of a full width rear extension at lower ground floor level				
Recommendation:	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>A site notice(s) was displayed near to the site on the 29/06/2022 (consultation end date 23/07/2022).</p> <p>The development was also advertised in the local press on the 30/06/2022 (consultation end date 24/07/2022).</p>			
Adjoining Occupiers:	No. of responses	01	No. of objections	00
Summary of consultation responses:	None			
Dartmouth Park Neighbourhood Forum:	<p>A letter of objection was received on behalf of the Dartmouth Park Neighbourhood forum. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> The extension will result in further loss of open garden space given there is already a garden room. <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> <i>Please see section 2.2 of the report</i> 			
DPCAAC:	<p>The CAAC were consulted and their comments are summarised as follows:</p> <p>The owner responded to the concerns expressed during pre-application advice and reduced the scale of the proposal.</p> <p>Given the existing garden room at the rear, the proposal leaves very little original garden area.</p> <p>The extension should have a sedum roof despite the garden room already having one.</p> <p><u>Officer response:</u> See section 2.2 of the report.</p>			

Site Description

The application site is a four storey terraced property which has been subdivided into 2 self-contained flats. This application relates to the lower and upper ground floor flat. The property is not listed but is located within the Dartmouth Park Conservation Area. The property is noted in the conservation area appraisal as making a positive contribution to the character and appearance of the conservation area. It is also in the Dartmouth Park Neighbourhood Plan area.

Relevant History

The planning history for the application site can be summarised as follows:

The application site

2014/4386/P- Installation of single storey timber out building at rear garden. Granted 27-10-2014

16A Croftdown Road

2020/4428/P- Erection of rear lower ground floor extension with rear landscaping alterations, alterations to front stairs and erection of front bin store. Granted 23/02/2021

52 Croftdown Road

2020/1475/P- Erection of a single storey rear extension at lower ground floor level and roof terrace above with associated privacy screen and new staircase to garden level, following removal of ground floor rear conservatory and spiral stair; replacement of all single glazed windows with double glazed windows. Granted 27-05-2020

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

Dartmouth Park Neighbourhood Plan (2020)

- DC1 Enhancing the sense of place
- DC2 Heritage assets
- DC3 Requirement for good design
- DC4 Small residential extensions

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Conservation Statements:

- Dartmouth Park conservation area appraisal and management strategy (2009)

Assessment

1. The proposal

1.1. Planning permission is sought for the construction of a lower ground floor full width rear extension.

2. Design and Conservation

2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy DC2 of the Neighbourhood Plan also requires a high standard of design. Policy D2 of the Local Plan and DC2 of the Neighbourhood Plan state that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area, and that development should be a high standard.

2.2. The rear extension would measure in 2.6m depth, in 3.1m height and would be full width. The extension would have one rooflight and would be finished in brick to match the existing property which is considered acceptable. It is a high standard of design with varied brick patterns adding interest and detail. The extension would also include glazed sliding aluminium doors. The extension would read as being subordinate to the host property and an adequate amount of open space would be retained which is considered acceptable. Neighbourhood Plan policy DC1 says that development should maintain existing green and other open spaces, and policy DC4 requires development does not occupy an excessive part of the garden. Whilst the garden space is reduced, the extension is small and represents only around a 35% reduction in the garden space at the rear, meaning well over 50% is retained. The garden room has a sedum roof, and the extension has a rooflight and small roof area which means including a sedum roof on this as well would have very limited benefit. Overall the extension is an appropriate size and a proportionate addition into the rear garden space.

2.3. The proposed rear extension is considered to be of an appropriate size and siting on the building such that, together with its proposed design and materials, it would not be over-dominant, harmful to the visual amenity of neighbouring occupiers or the character or appearance of the Conservation Area.

2.4. As such, the proposal would not have any detrimental impact on the character and appearance of the property and the Dartmouth Park conservation area and complies with policy D1 and D2 of the Camden Local Plan 2017.

2.5. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3. Residential Amenity

3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, 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. Due to the location, size and nature of the proposal it would not harm the neighbour's amenity in terms of the loss of natural light, light spill or loss of privacy.

3.3. The roof light atop the extension would not lead to any direct overlooking or loss of privacy to neighbouring properties.

3.4. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1.

4. **Recommendation**

4.1. 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 23rd October 2017, 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'.

Application ref: 2022/1981/P
Contact: Enya Fogarty
Tel: 020 7974 8964
Email: Enya.Fogarty@camden.gov.uk
Date: 23 August 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

The DHaus
The DHaus Company LTD
Unit 13 Old Dairy Court
17 Crouch Hill
London
N4 4AP
undefined

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
18 Basement Flat
Croftdown Road
London
Camden
NW5 1EH

DECISION

Proposal:
Construction of a full width rear extension at lower ground floor level
Drawing Nos: 0141_EX_000; 0141_EX_001; 0141_PL_001 Rev3;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans;

0141_EX_000; 0141_EX_001; 0141_PL_001 Rev3;

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The flat roof of the extension hereby approved shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION