

Delegated Report		Analysis sheet		Expiry Date:		07/10/2013	
		N/A / attached		Consultation Expiry Date:		10/10/2013	
Officer				Application Number(s)			
Obote Hope				2013/5139/P			
Application Address				Drawing Numbers			
4b Countess Road London NW5 2NT				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Renewal of planning permission 2010/2763/P dated 13/08/2010 (Erection of a single storey rear extension at second floor level to existing maisonette (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Renewal of Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		Press notice published from 19/09/2013 to 10/10/2013 Site notice displayed from 11/09/2013 to 02/10/2013 Ground Floor Flat 6A Countess Road <ul style="list-style-type: none"> Block the light into the kitchen The structure is out of keeping with the area. 					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

The application site is a maisonette on the upper floors of the property, which is located on the south side of Countess Road at the western end. The property is located within a terrace with two storey rear additions set in pairs. There is an existing ground floor rear extension with a first floor balcony/terrace accessed from the bathroom of the two storey rear addition. The rear elevation of the main roof can be glimpsed from the street in-between the buildings at 52 Leverton Street and 1 Ascham Street. The property is not within a conservation area and is not a listed building.

The terrace on the south side of this section of the street is relatively unaltered with one dormer window at the adjacent property (number 2). Most properties have a single storey rear extension attached to the existing two storey rear addition. There are second floor extensions and alterations to the two storey rear addition at numbers 9 and 11 on the north side of this section of the street (no planning history for these alterations).

Relevant History

2010/2763/P Granted on **13/08/2010** for: Erection of a single storey rear extension at second floor level to existing maisonette (Class C3).

4003 - Conversion of the property into one 2 bed maisonette, one 1 bed flat. Approved 18 July 1967

Relevant policies

The Landon Plan (2011)

National Planning Policy Framework 2012

LDF Core Strategy and Development Policies (2010)

Camden Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

Camden Development Policies

DP2 – Making full use of Camden's capacity for housing

DP5 – Homes of different sizes

DP26 – Managing the impact of development on occupiers and neighbours

Camden's Planning Guidance 2011

1-Design & appearance

6-Amenity

Assessment

Proposal

The application seeks to renew an extant planning permission for the erection of an extension measuring 4.6m deep, 2.7m wide and between 0.7m and 2.2m high at second floor level. The proposal materials would be brickwork to match existing and an asphalt flat roof. The extension would include one window on the rear elevation.

As a renewal application, the Council is primarily concerned with any material changes in circumstances that have occurred since planning permission was granted in 2010, since the issuing of the previous application, new planning guidance and policies have come into effect. However, these policies, insofar as they relate to their previous policies, are relatively similar, and essentially there are no new policies that the proposed development would be contrary to. Therefore from a design, character and appearance point of view, the proposed development is considered to be acceptable.

Design

Camden Planning Guidance 2011 specifies that rear extensions should be designed to be '*subordinate to the building being extended, in terms of location, form, scale*'. Furthermore '*extensions should respect the historic pattern and established grain of the surrounding area*'.

As the existing two storey rear addition is half a storey below the floor levels within the main building, the proposed extension would still be below the roof eaves of the main building. The proposed extension is therefore considered to be subordinate to the host building in terms of scale and bulk and in line with policies and guidance.

The proposal would involve the loss of an existing timber sash window at second floor level replacing it with a smaller casement window which is considered unfortunate. The proposed detailed design of the extension is therefore considered acceptable and to be sympathetic to the host building and wider terrace.

The extension is 2.2m higher along the side elevation of the existing two storey addition. It is set back 2.6m from the boundary with number 6 Countess Road. Because of this set back and the changes in levels between the two storey addition and the windows on the rear elevation of the main building it is not considered to impact number 6 Countess Road in terms of overshadowing.

Amenity

The extension is only 0.7m higher at the boundary with number 2 Countess Road. There is an existing parapet wall between the two properties at approximately 0.5m. The additional 0.2m in height at this boundary is not considered to impact number 2 Countess Road in terms of overshadowing.

There are a number of existing windows on the rear elevation of the main building and the rear windows to properties on Ascham Street are a minimum of 15m away. It is therefore considered that the proposed window in the rear elevation of the extension would not result in additional overlooking.

Recommendation

Grant planning permission