

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:	29/04/2022
	N/A		Consultation Expiry Date:	15/05/2022
Officer		Application Number(s)		
Nathaniel Young		2022/1874/P		
Application Address		Drawing Numbers		
33 Dartmouth Park Avenue London Camden NW5 1JL		Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey side extension.				
Recommendation(s):	Grant Conditional Planning Permission			
Application Type:	Householder Application			
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	3
Summary of consultation responses:	<p>Press notice: 30/06/2022 – 24/07/2022 Site notice: 24/06/2022 – 18/07/2022</p> <p>Three objections were received from 13, 33A & 33B Dartmouth Park Avenue raising the following concerns:</p> <ol style="list-style-type: none"> 1. Loss of light 2. Loss of outlook 3. Loss of privacy <p><i>Officer response:</i></p> <ol style="list-style-type: none"> 1. See section 4.0 (residential amenity) 2. See section 4.0 (residential amenity) 3. See section 4.0 (residential amenity) 			
Dartmouth Park CAAC:	Objection:			

1. Further limiting the distance between subject property and No. 33A.
2. Loss of light (particularly to the external porch)
3. Increasing sense of enclosure to utility/storage room.

Officer response:

1. *The properties are currently adjoined. The entry lobby of the subject property and make shift utility room of No. 33A are connected, they appear as such from the street scene, there is no gap to retain. Reducing the distance to an external, secondary, porch is not considered a material issue.*
2. *The external, secondary, porch is not a habitable room. The amount of light it receives is not a material consideration and in any instance would continue to receive light through the rearward facing glass panels.*
3. *The utility room is not a habitable room. Site photos show that the structure is temporary in nature (and does not appear to have any planning history). It's potential for being made a more permanent structure and then converted into habitable room in the future is not a material consideration when assessing the current planning application at the present time.*

Site Description

The property contains a three-storey (plus loft level) end-of-terrace single family dwelling (Class C3). The property is not listed but is located within the Dartmouth Park Conservation Area.

Relevant History

Site

2021/1179/P: Erection of a single storey rear extension with terrace above. **Approved 20.09.21.**

No. 27

2016/6525/P: Erection of side elevation porch. Installation of glazed door and window at lower ground floor level. **Approved 07.02.17.**

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 Amenity

CPG Design

CPG Home improvements

Dartmouth Park Neighbourhood Plan 2020

DC2 Heritage assets

DC3 Requirement for good design

Assessment

1.0 Proposal

1.1 Planning permission is sought for:

- Erection of a single storey side extension (rear extension of existing side entrance porch)

2.0 Assessment

2.1 The material considerations for this application are as follows:

- Design and conservation
- Residential amenity

3.0 Design and Conservation

3.1 Local Plan policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Local Plan policy D1, and Dartmouth Park Neighbourhood Plan policies DC3 and DC4 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Local Plan policy D2 and Dartmouth Park Neighbourhood Plan policy DC2 seek to preserve, and where appropriate, enhance Camden's and Dartmouth Park's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.2 The proposal would involve extending the existing side porch/entrance lobby rearwards (towards the rear garden). The proposal is considered to be subordinate to the host dwelling in bulk and mass and would be made up of appropriate materials (matching brickwork and natural slate tiles). No changes are proposed to the front portion of the porch/entrance lobby, the front elevation would remain as existing. The roof would appropriately continue back at the same pitch and the extension would terminate before reaching the rear building line, minimising its bulk and maintaining the legibility of the host building.

3.3 Officers note that planning permission was granted 07.02.2017 under application ref: 2016/6525/P for a similar development at the opposite end of the terrace grouping (No. 27 Dartmouth Park Avenue). The proposal would be in keeping with this established form of development within the terrace grouping.

3.5 In light of the above, the works would preserve the character and appearance of the host building and the conservation area. 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.

4.0 Residential amenity

4.1 Local plan policies A1 and A4 seek 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. This includes factors such as light, outlook, privacy, noise and disturbance.

Light and outlook

4.2 No significant harm would be caused. The neighbour at No. 33A has provided information on its relationship with No. 33 (their full comments can be found on the Council's website). The applicant has also submitted site photos of the side elevation of No. 33A (which can be found in the photos and plans section of the presentation).

4.3 The windows affected by the proposal do not serve primary habitable rooms. The occupiers of No. 33A have confirmed in their submitted comments that the windows serve an external porch, a circulation space, a cloakroom and a utility/storage room (which appears temporary in nature and has no planning history), some of which have frosted glass which further limits the potential impact to outlook in particular. It is claimed that the glazed external porch provides light to the kitchen dining room inside, however, it appears there is an internal door which prevents that (and the rear facing glass panels of the external porch would remain unaffected by the development if said door was left open). In any instance, the kitchen dining room of No.33A is also served by large rearward facing windows across the property's rear elevation, and as such, would retain good levels of light and outlook.

Privacy

4.4 No new views into neighbouring habitable windows are afforded beyond what has been established. The newly created flank windows are all obscure glazed. All other windows would remain unchanged or maintain similar views (rear extension window).

5.0 Recommendation

5.1 Grant conditional planning permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 3rd October 2022, 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'