

Delegated Report		Analysis sheet		Expiry Date:		10/01/2014	
		N/A / attached		Consultation Expiry Date:		26/12/2013	
Officer				Application Number(s)			
Tessa Craig				2013/7350/P			
Application Address				Drawing Numbers			
81c Sumatra Road London NW6 1PT				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Single storey side extension including velux roof lights.							
Recommendation(s):		Approve					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		An enquiry made by leaseholder about ownership certificate. No objection.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The subject site is located on the west side of Sumatra Road and comprises a two storey property including three flats. The flat subject of this planning permission is at the ground floor, to the rear of the property. The property does not fall within a conservation area.

Relevant History

8601761- Change of use and works of conversion to form two self-contained flats. Approved.

9005322- Erection of a single storey rear extension in association with the formation of a study. Approved.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development policies:

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance:

CPG1 (Design), sections 1, 2, 4

CPG6 (Amenity), sections 1, 6, 7

London Plan 2011

National Planning Policy Framework 2012

Assessment

Proposal:

The proposal is a single storey, ground floor side extension to be built on the southern side of the property and includes three velux windows in the roof of the extension. The extension will be 6.5m deep, 2.2m wide and 3.5 high at the tallest side closest to existing building, with a pitched roof. A small gap is left in the side extension where a door providing outdoor access remains.

Visual Appearance and Street scene:

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

CPG1 states the main considerations for extensions being character and design of the property and surrounds, windows, doors and materials and rear extensions secondary to main building. The proposed extension will not be visible from the street and therefore the proposal is considered acceptable in terms of street scene. Materials to match the existing property will be used to construct the extension and this can be imposed via a consent condition to ensure compliance. The extension does not exceed this existing rear elevation and will fit in alongside the main building. The proposal is therefore considered visually acceptable.

Amenity:

The proposed side extension is single storey, with no windows to be included on the side elevation. There are no ground floor windows on the neighbouring property adjacent to the extension. The impact on amenity for the neighbouring properties in terms of loss of light, outlook and daylight is deemed acceptable.

Recommendation: approve planning permission.