

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>10/12/2013</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>14/11/2013</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Hilary Cuddy				2013/6496/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
25 Boscastle Road London NW5 1EE				Refer to Decision Notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Single storey side extension with glazed roof, installation of three rooflights to rear and one to front, and replacement of metal framed doors and windows to existing rear extension with timber framed glazed doors and windows to dwelling house (Class C3).							
<b>Recommendation(s):</b>		<b>Grant</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>04</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A press notice was published between 24/10/2013 and 14/10/2013 A site notice was displayed between 18/10/2013 and 08/11/2013  No responses were received as a result of the consultation.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Dartmouth Park CAAC-No response received.					

## Site Description

The site is located in the Dartmouth Park conservation Area. The site relates to a three-storey single dwelling house located mid-terrace on Boscastle Road, within the Dartmouth Park Conservation Area. The site is identified as making a positive contribution the conservation area. The Conservation Area Statement identifies nos.19-29 as a terrace of three-story houses (Tambling) (1873) and mark a distinct change of style, with two storey bays, stucco surrounds to bay, decorative capitals to windows, porches arranged in pairs and a pitched roof.

## Relevant History

N/A.

## Relevant policies

**The London Plan: Spatial Development Strategy for Greater London: 2011**

**LDF Core Strategy and Development Policies 2011**

Core Policies

CS5 Managing the impact of growth and development

CS6 Providing Quality Homes

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

**Dartmouth Park Conservation Area Appraisal and Management Statement (2009)**

## Assessment

### Proposal

Permission is sought to demolish the existing single storey lean to side extension and replace it with a single storey side extension. The extension would have double glazed timber bi-folding doors to the rear and a glazed lantern light to the roof. The extension would measure 6m x 2.4m w x 2.8m h. The extension would sit 2.7 m back from the rear of the property.

Permission is also sought to replace the existing aluminium sliding doors with double glazed timber bi-folding doors.

Permission is also sought to inset 2x velux windows measuring 0.9m w x 0.6 m h and 1x fixed rooflight measuring 0.8m w x 1.1m h; to the rear elevation at roof level and 1x velux rooflight to the front elevation located at the top of the roof pitch.

### Assessment

The main issues are a) the impact of the proposal on the appearance of the building & on the character & appearance of Dartmouth Park Conservation Area and b) neighbour amenity.

### Design

Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. Furthermore Policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas.

Dartmouth Park Conservation Area statement highlights that the original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.

There are a number of glazed rear extensions to the terrace. Notably no 27, to the left of no 25. No 29, 31, 33, and no 21 also have rear glazed side extensions of a similar size to the proposed extension at no 25 though no planning history is available for these developments.

The proposed extension would not adversely affect the appearance of the building and the detailing and construction will match the existing rear elevation. Within this context, by virtue of its size, position and materials, the proposed side extension would represent a subordinate structure similar in character and appearance to the host building and the surrounding conservation area.

The rooflights would be located on the rear elevation and would be conservation style rooflights fixed flush to the roof. There are a number of rooflights to the rear of the terrace and are therefore not considered to cause additional harm to the conservation area. The rooflight to the front would not be visible from public views due to its location at the top of the roof.

The replacement doors to the existing rear extension are considered acceptable. The chosen materials match the existing materials of the existing fenestration to the rear.

The proposed developments are considered acceptable and to both preserve and enhance the conservation area in accordance with policies CS14; DP24; DP25 of Camden's LDF.

### Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook, noise and disturbance and implications on daylight and sunlight.

The proposed extension would be the same height as the current extension and the existing boundary wall would remain. Given this and the siting of the extension at ground floor level next to the existing extension at no 27 there would not impact on the levels of daylight or sunlight received by neighbouring residents, neither would the development cause harm to the outlook enjoyed by occupiers; the proposal is therefore in accordance with CS5 and DP26 of Camden's LDF.

### **Conclusion**

It is concluded that the proposed development would be an acceptable form of development that would accord with the relevant policies of the Local Development Framework and in this regard no objection is raised

### **Recommendation: Grant**