

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	15/11/2013
		N/A / attached		<b>Consultation Expiry Date:</b>	23/10/2013
<b>Officer</b>			<b>Application Number(s)</b>		
Carlos Martin			2013/6036/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat 1 164 Iverson Road London NW6 2HH			Refer to draft 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>					
Erection of rear side infill extension to residential dwelling at ground floor level (Class C3).					
<b>Recommendation(s):</b>		Grant			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	11	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Site notice displayed from 02/10/2013 to 23/10/2013.  No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>	None; not in CA.					

## Site Description

The site is located on the south side of Iverson Road, at its junction with Medley Road. The site comprises a 3-storey mid-terrace property with front and rear dormer windows. The property is not listed, nor is it located within a Conservation Area. It is currently divided into 3 units.

## Relevant History

2008/4476/P: Erection of single storey ground floor extension (conservatory) to rear of ground floor flat. Granted.

## Relevant policies

### NPPF 2012

### The London Plan 2011

### LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

CPG1 (design)

CPG6 (amenity)

## Assessment

The proposed rear extension would infill the totality of the side return area and would feature a flat roof with 3 rooflights and a window to the rear. The works also involve reducing the size of a window at the rear elevation of the property.

The proposal has been amended to reduce the height of the extension at the boundary at officer's request. The height is now 2.7m.

The extension would not be visible from the public realm, would be constructed with matching brickwork and would be of an average scale and size for this type of extensions. Therefore, it is considered acceptable in terms of size, scale and situation.

The proposal allows for the original building lines of the back-addition to be read, without full-width doors blurring the original rear elevation of the house and of the new extension. The proposal would not harm the character and appearance of the building or the surrounding area, where other full width extensions have been permitted in the past, and can be considered acceptable in design terms.

No significant impact is expected on the amenity of neighbours in terms of loss of light or outlook given the size and scale of the extension.

The proposal broadly complies with current LDF policies and Camden Planning Guidance and consequently approval is recommended.

**Recommendation:** Grant.

