

<b>Delegated Report</b> (Member's Briefing)		Analysis sheet		Expiry Date:	24/10/2013
		N/A / attached		Consultation Expiry Date:	3/10/2013
Officer			Application Number(s)		
John Nicholls			2013/5501/P		
Application Address			Drawing Numbers		
90 Goldhurst Terrace London NW6 3HS			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a rear extension at lower ground floor of existing flat (Class C3)					
Recommendation(s):		Grant conditional permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	21	No. of responses	04	No. of objections	04
			No. electronic	03		
Summary of consultation responses:	<p>A site notice was displayed on 6/9/2013 and a press notice on 12/09/2013. Twenty one adjoining occupier letters were sent out and 4 objections have been received. These are summarised as follows with officer's comments in the paragraph numbers following the comments:</p> <ul style="list-style-type: none"><li>A Tree in the street at the front of the property has caused subsidence problems in the local area and it would be unwise to allow any extensions until this is resolved because this too could be destabilized – Flat 4, No. 90 – <i>see paragraph 4.1.</i></li><li>Insurance claim in regarding damage cause by the tree in the street, and therefore any further building work might exacerbate these problems – Flat 3, No. 90 – <i>see paragraph 4.1.</i></li><li>There is an issue with a sagging beam internally at the back. Blocking the side entrance will close off this access to the rear garden and more difficult to erect scaffolding etc if works to address maintenance to the building are required and may effect other flats right of easement into the garden - Flat 3, No. 90 – <i>see paragraph 1.2.</i></li><li>It appears the roof to the new extension would be unable to support a person's weight if an emergency dictated use of the roof as part of an escape – First floor flat, No. 90 – <i>see paragraph 3.5.</i></li><li>Will the new roof support the weight of one or two people and a ladder? The only way to clean upper floor rear windows and maintenance to the property is by way of using the rear garden by way of the side access. If this is allowed to be closed off it will be impossible to maintain the rear of the building - First floor flat, No. 90 – <i>see paragraph 3.5.</i></li><li>Security will be compromised to the first floor flat because it will be easy to access the roof and then break into my flat and from there the rest of the house - First floor flat, No. 90 – <i>see paragraph 3.4.</i></li><li>Increasing occupancy may exacerbate existing issues such as on street parking space and bins – Flat 4, No. 90 – <i>see paragraph 3.3.</i></li><li>The proposed extension will significantly block the angle of daylight onto the study and bedroom of the neighbouring flat (92). At present the trellis between the 2 back gardens doesn't impeded the daylight – <i>see paragraph 3.1.</i></li><li>At present the alleyway leading to the rear garden allows a view to the trees beyond and an extension would block this aesthetically pleasing vista as well as reduce natural light between the properties. Also garden flat No. 92 – <i>see paragraph 1.2 and 2.2.</i></li><li>Concerns over loss of outlook and light into the rear first floor windows</li></ul>					

	because the plans do not show context of first floor windows on the proposed plans - First floor flat, No. 90 – <i>see paragraph 3.2.</i>
<b>CAAC/Local groups* comments:</b> *Please Specify	South Hampstead Conservation Area does not have a CAAC. No responses received from any local groups.

## Site Description

The site is a large house converted into flats located on the northern side of Goldhurst terrace close to its junction with Fairhazel Gardens. The property concerned is the lower ground floor flat which is accessed by way of a side door.

The property is not listed but does lie within the South Hampstead Conservation Area and is considered to be a positive contributor.

## Relevant History

None

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 – (Managing the impact of growth and development)

CS14- (Promoting high quality places and conserving our heritage)

DP24- (Securing high quality design)

DP25 – (Conserving Camden's heritage)

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

### South Hampstead Conservation Area Appraisal and Management Strategy 2011

### Camden Planning Guidance

CPG1 (Design) 2013

CPG6 (Amenity) 2011

## Assessment

### 1.0 Proposal

- 1.1 The proposal seeks to build a rear single storey extension in the back garden of the lower ground floor flat. The propos extension measures between 4m and 5m deep, 3m high 6.1m wide.

### Amendments

- 1.2 The proposal has been reduced in height from 3.25m to 3m at the top of the low parapet wall and measures 2.75m to the flat roof. The proposal has also been reduced in width from a full width rear and side extension to allow access to the rear garden by way of an extended side passageway.

### 2.0 Design

- 2.1 The proposal is a single storey extension which enlarges the second bedroom and gives the property a larger kitchen and dining area. The proposal will be brick built and match the existing stocks, with a set of bi-folding doors into the kitchen dining area and a set of French doors with fan light above into the bedroom.
- 2.2 The host building has a slight projection to the eastern side of the rear elevation and means the proposal is part 4m and part 5m in depth off the original rear elevation. The design has also been set in from a full width extension so that access and views are retained between the buildings therefore retaining the sense of openness of the gardens at the rear.
- 2.3 With these changes made, the proposal is considered subordinate to the host property and is considered compliant with policies DP24 and DP25 of the Council's LDF.

### 3.0 Amenity

- 3.1 The location of the extension is now 0.77m off the neighbouring boundary fence, which is a high trellis measuring approximately 2.5-2.75m with thick vegetation growing through it. The property which has raised the objection lies to the south west of the application site. The height of the extension at 3m would project 0.5m to 0.25m above the existing boundary trellis and vegetation. Given the orientation of the properties and taking into consideration the modest increase in height of the extension above the boundary fencing it is not considered that there would be any harm to sunlight / daylight to the neighbouring property.
- 3.2 There may be some loss of outlook to a small section of the rear garden from the first floor flat because the proposal is 4m deep off the rear elevation. However given the size of the existing rear garden (measuring 36.8m) there would still be views of a substantial part of the garden from this flat. The proposal would not cause any loss of light to this flat as it sits below the first floor window sill by some 250mm. The flat roof will be conditioned to ensure that it would not be used as a terrace in order to protect amenity.
- 3.3 The extension would create an enlarged bedroom and not an extra bedroom and therefore objections regarding increased occupancy and impact on bins and street parking are not considered as part of the assessment of this application.
- 3.4 The proposal is not considered to create an increased security risk to the host building. Gaining access to the newly created flat roof would still need to be gained by using a ladder as would the existing first floor windows and therefore the proposal is not considered to introduce an increased security risk.
- 3.5 The comments relating to whether the flat roof would take the weight of someone standing on it is a matter for Building Control to consider and not a planning matter that can be considered as part of this application.

#### **4.0 Trees**

- 4.1 Having discussed this matter with the Council's tree officer, the proposed extension at the rear is not considered to cause any issues in relation to the tree at the front of the property and therefore comments submitted concerning tree and subsidence and insurance claims although useful background information cannot be considered as part of the assessment of this application.

**5.0 Recommendation:** Grant conditional permission

#### **DISCLAIMER**

**Decision route to be decided by nominated members on *Monday 28<sup>th</sup> October 2013*. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**