

Delegated Report		Analysis sheet		Expiry Date:		30/09/2013	
		N/A / attached		Consultation Expiry Date:		09/09/2013	
Officer				Application Number(s)			
Carlos Martin				2013/4952/P			
Application Address				Drawing Numbers			
122 King Henrys Road London NW3 3SN				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a conservatory over the existing patio of single dwelling (Class C3).							
Recommendation(s):		Refuse					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	04	No. of responses	02	No. of objections	01	
			No. electronic	02			
Summary of consultation responses:		1x support comment & 1x objection based on grounds of loss of light and outlook and increased sense of enclosure to the adjoining property at no, 120.					
CAAC/Local groups* comments: *Please Specify		None; not within CA.					

Site Description

The application site relates to a mid-terrace 2 storey dwellinghouse located on the north side of King Henry's Road, within the Chalcot Estate, a 1960s estate to the East of Swiss Cottage. The site is not located within any Conservation Area, nor is the building listed.

Relevant History

2012/1061/P: pp granted for the erection of a single storey rear extension at first floor level and installation of a window to front elevation at ground floor level to dwelling house (Class C3).

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

Proposal

Permission is sought for the erection of a single storey ground floor conservatory to infill the existing patio of the property. The conservatory would be 4.4m deep by 3.9m wide and would feature a sloping roof angling away from the boundary with the adjoining property to a maximum height of 3.0m. The proposal involves retaining the existing fences of the patio.

Main planning issues

The main issues for consideration are:

- a) The impact of the proposal on the character and appearance of the existing building and the surrounding area generally.
- b) The impact of the proposal on the amenity of adjacent occupiers.

Design

CPG1 (Design) requires that rear extensions should be subordinate in size to the host building; should respect existing architectural features and the established grain of the surrounding area. In terms of size and scale, the proposal is considered to be subordinate to the host building, as advised in planning guidance. However, its detailed design and location are considered to be contrary to CPG 1. The design of the proposed sloping roof does not relate well to the character of the house and the neighbouring houses of the estate as their design concept consists on white concrete cubes with flat roofs.

The principle of infilling the existing patio is not considered acceptable. Planning permission was granted last year to build an extension over the first floor terrace (ref 2012/1061/P) and therefore the patio is the only remaining private outdoor amenity space of the property. CPG1 states that new extensions should allow for the retention of a reasonable sized garden, which in this case would be totally lost. Furthermore, the principle of infilling the patio would be at odds with the established grain of the surrounding block where all properties appear to retain their patios as originally designed. The extension would therefore be inconsistent with the

character of this part of the estate and contrary to policy DP24 and CS14.

Residential Amenity

Concerns have been raised by the occupiers of the adjoining property at no. 120 with regards to loss of light and outlook and increased sense of enclosure. A light weight conservatory extension is not considered to result in a significant increase of sense of enclosure or loss of light and given the existing solid fence between the two properties, no significant impact in terms of potential light pollution would be expected.

Recommendation

Refuse.