

<b>Delegated Report (Members' Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>10/09/2013</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>18/08/2013</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Carlos Martin			2013/4420/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
14 A Carlingford Road London NW3 1RX			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 a single storey rear extension at lower ground floor level and replacement of existing rear door with a window at ground floor level in connection with residential flat (Class C3).				
<b>Recommendation(s):</b>		Grant		
<b>Application Type:</b>		Full Planning Permission		

<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>13</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Press notice published from 25/07/2013 to 15/08/2013. Site notice displayed from 19/07/2013 to 09/08/2013.</p> <p>2 comments received.</p> <ol style="list-style-type: none"> <li>1. Drawings do not show whether there are any side windows proposed and if the guttering is entirely within the application site's boundaries.</li> <li>2. Adequate soundproofing should be installed.</li> </ol> <p><u>Officer's comments:</u></p> <ol style="list-style-type: none"> <li>1. The proposed drawings do not show any side windows. Guttering details not required to be submitted and will be covered by party wall agreement.</li> <li>2. Soundproofing will be covered by building regulations.</li> </ol>					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p>Hampstead CAAC: 1 comment: lacks site plan to show proportion of garden space taken up.</p> <p>Heath &amp; Hampstead Society: roof glazing should be removed to prevent light pollution, otherwise refuse.</p> <p><u>Officer's comment:</u></p> <ol style="list-style-type: none"> <li>1. The proposal includes a block plan showing the depth of the extension in relation to the total depth of the garden.</li> <li>2. The windows directly above the proposed extension belong to the application's flat, which is a maisonette. The rear windows of the following upper level serve a kitchen and a bathroom according to the plans approved when the division of the property into flats was granted planning permission. Therefore, no material loss of amenity is expected with regards to light pollution as a result of the proposed rooflight.</li> </ol>					

## Site Description

The application site relates to a 4-storey mid-terrace building located on the north side of Carlingford Road, within the Hampstead Conservation Area. The building is not listed but has been identified as a positive contributor to the character and appearance of the conservation area.

The property is divided into three flats. This application relates to the lower ground and ground floor maisonette. The area is predominantly residential in character.

## Relevant History

**2013/3355/P:** Erection of front and rear box dormer extensions with rear balcony following removal of existing front and rear single dormer windows and reinstatement of a second floor window in front elevation in connection with residential flat (Class C3). **Granted** 17/07/2013

**PWX0103877:** Erection of an external garden staircase at rear upper ground floor level and minor associated elevational alterations. **Granted** 10/12/2001.

**PWX0103298:** Erection of an external garden staircase and balcony at rear of upper ground floor level. **Refused** 22/05/2001.

**8533:** Conversion into three self-contained units. **Granted** 04/08/1959

## 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

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance 2011:** 1 (design) & 6 (amenity)

**Hampstead Conservation Area Statement 2001**

## Assessment

### 1. Proposal

2. Planning permission is sought for the erection of a single storey rear extension at lower ground floor level. The proposed extension would be 3.5m deep by 3.1m high and full width (6.1m) and would feature a flat roof with a rooflight and a set of full height doors to access the garden. The extension would be constructed with matching brickwork.
3. The proposal has been amended at officers request to replace the originally proposed sloping roof with a new flat roof which sits more comfortably with the windows above and which does not feature the originally proposed tiles which were considered an unsympathetic material.

### 4. Main planning considerations

5. The main issues to be considered are;-

- a) design and impact on the appearance of the building and on the character and appearance of the conservation area; and
- b) neighbouring amenity.

### 6. Design and appearance

7. Policy DP24 states that development should be of the highest standard of design and should consider the character, setting, context and form and scale of neighbouring buildings; and the character and proportions of the existing building. Para. 24.13 states that "*extensions should be subordinate to the original building in terms of scale and situation, unless, exceptionally, it is demonstrated that this is not appropriate given the specific circumstances of the building. Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions.*"
8. Policy DP25 states that within conservation areas the Council will only permit development that preserves and enhances the character and appearance of the area. The Council will also take account of conservation area statements, appraisals and management plans when assessing applications within conservation area.
9. Given the number of rear extensions in the area, the proposed single storey extension at lower ground floor level is considered acceptable in principle. The proposal is considered to be appropriately designed and in terms of scale and form is subordinate to the existing building and sensitive to its appearance and character. The extension would not be visible from the public realm and no detrimental impact on the character and appearance of the conservation area would occur. Sufficient garden space would be preserved for the growth of mature vegetation after extending, in accordance with relevant policy. The alteration of the ground floor door with a window is minor in nature and presents no design issues. In terms of overlooking, the flat roof would potentially provide opportunities for overlooking. Although not shown as a terrace, it is considered necessary to add a condition restricting its potential use for such purposes.

### 10. Residential Amenity

11. The proposal does not raise any daylight/sunlight or outlook concerns as the extension would only protrude approx 0.8m above the existing fences and hence any overshadowing would be minimal and would not adversely affect the amenities of neighbouring residents to a detrimental level that would warrant refusal of the application on amenity grounds.

12. **Recommendation:** Grant planning permission.

