

Delegated Report		Analysis sheet		Expiry Date:		09/09/2013	
		N/A / attached		Consultation Expiry Date:		05/09/2013	
Officer				Application Number(s)			
Carlos Martin				1. 2013/3968/P 2. 2013/3993/L			
Application Address				Drawing Numbers			
86 Heath Street London NW3 1DP				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
1. Erection of a rear conservatory to dwelling house (Class C3). 2. Erection of a rear conservatory.							
Recommendation(s):		1. Grant planning permission 2. Grant listed building consent					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notices published from 25/07/2013 to 15/08/2013 & from 15/08/2013 to 05/09/2013. Site notices displayed from 17/07/2013 to 07/08/2013 & 09/08/2013 to 30/08/2013. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC: Objects on the basis that the submitting drawings lack context and block plan indicating garden space take up. <u>Officers comments</u> The submitted drawings show the conservatory's footprint in relation to the rear garden. Reflecting the context is not a formal requirement and the application is sufficiently clear.					

Site Description

Grade II listed building, one of a terrace of 3 dating from the early / mid C19. Within the Hampstead CA.

Relevant History

90 Heath Street

2010/2881/P: Erection of single storey conservatory extension at rear lower ground floor level; alterations to side elevation rear, new rooflights to rear roofslope of dwelling house (Class C3). Granted.

2010/2894/L: Works in association with erection of single conservatory extension at rear lower ground floor level; alterations to side elevation rear, window at ground floor level to be relocated into new opening to rear elevation, and installation of two rooflights to rear slope roof of dwelling house (Class C3). 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

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG 1 (Design)

CPG 6 (Amenity)

Hampstead conservation area statement 2001

Assessment

It is proposed to erect a small conservatory at garden level to the rear of the building, which will be positioned between the projecting rear wings of the host building and the adjacent house. It will be accessed via existing French doors within the rear of the building.

The scale of the conservatory is modest and its position is considered appropriate. The heritage statement states that the framing material will be painted timber, which is acceptable. The existing external brick walls should be left unfinished rather than plastered, rendered or insulated, and this should be secured by condition.

The scale, position, materials and detailed design of the proposal considered acceptable in listed building, conservation area and design terms.

Given the location of the extension, no impact on neighbouring amenity is expected.

Recommendation: Grant

Approval subject to standard conditions CB02A; CL01; CL07.