

Delegated Report		Analysis sheet		Expiry Date:		08/07/2013	
		N/A / attached		Consultation Expiry Date:		13/06/2013	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2013/2711/P			
Application Address				Drawing Numbers			
28A Howitt Road London NW3 4LL				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey rear extension to residential dwelling (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	02	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		<u>28A Howitt Road:</u> Concerns over loss of daylight and Party wall issues. <u>30 Howitt Rd:</u> Party wall concerns.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Belsize Park CAAC:</u> no objection.					
Site Description							
The site is located on the north western side on Howitt Road and falls within Belsize Park Conservation Area. It comprises a 3-storey terraced property, which has been converted into two self-contained flats. The subject property is located on the ground floor of the terrace. It is not a listed building.							
Relevant History							
2007/5674/P pp GRANTED on 21/12/2007 for the Erection of single storey rear extension to ground floor flat.							

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

DP2 Making full use of Camden's capacity for housing

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

The London Plan 2011

Belsize Park Conservation Statement

Assessment

Background-

The original proposal included a full width rear single storey extension. The applicant was advised to reduce this to a half-width extension and lower the extension as much as possible in the interest of the visual impact of the extension. The proposal has therefore been revised to a half-width extension; 3.4m at its highest (parapet point) and 4m deep. 1x rooflight is proposed in the extended roof area.

The main considerations with this application are design/conservation and amenity, as follows:

Amenity-

The proposed extension would be set back slightly from the rear extension at no. 30 and project 2m from the rear of no. 26. Although a 45° degree line taken horizontally would encroach on the extension by 1 metre, it is not considered to cause unacceptable loss of daylight and sunlight to no. 26 for the following reasons: 1) a 45° line vertically does not encroach on the proposed extension, 2) the nearest window to the proposed extension is the large glazed door and it is set slightly higher due to raised ground levels.

No amenity concerns to include loss of daylight and sunlight will result to the neighbour above at no. 28A due to its location above the subject flat.

Design-

The proposed revised extension is considered to be subordinate to the original building. It no longer reads as an excessively horizontal full width extension, due to the staggered rear building line and the design changes. It would cover less than 50% of the rear garden area and would allow the retention of a reasonably sized garden to the ground floor flat. The proposed rooflight is considered appropriate in size and design. The reduced depth of the extension with the roof lights would allow sufficient amount of daylight and sunlight in the proposed living room area. It is also considered that by retaining the large glazed door at the rear, the proposed extension would respect the character of the original building and the surrounding area.

Although no details of the finishing materials were submitted, it is considered that a condition requiring that all external work to be carried out in materials to resemble, as closely as possible, in colour and texture those of the existing building would be sufficient. Other matters raised by the objectors, i.e. subsidence, partly wall issues, inconvenience during and after construction work can be controlled by separate legislation and are therefore referred to in informatives.

In the light of the above the proposal is considered acceptable and complying with the relevant policies DP24, DP25 and DP26.

CIL-

n/a.