

Delegated Report		Analysis sheet		Expiry Date:		16/04/2013	
		N/A		Consultation Expiry Date:		16/05/2013	
Officer				Application Number(s)			
Sam Fowler				2013/0456/P			
Application Address				Drawing Numbers			
114 Greencroft Gardens London NW6 3PJ				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of lower ground floor rear extension with roof terrace over all in connection with 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	30	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Advertised: 25/04/2013, expiry: 16/05/2013 Site notice: 08/03/2013, expiry: 29/03/2013 In the response received, it was stated that the development would cause: <ul style="list-style-type: none"> • Increase in flood risk • Increase in noise and general disturbance to amenity 					
CAAC/Local groups comments:		N/A					

Site Description

The subject property is located on the northern side of Greencroft Gardens. The site comprises of a three storey dwelling, which has a single storey rear extension at lower ground floor, and a terrace overtop of this extension. The site is located within the South Hampstead Conservation Area.

Relevant History

2007/1837/INVALID: Construction of a single storey out building in the rear garden ancillary to the ground floor flat.

Withdrawn by Council.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP23 (Water)

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 (CAAMS)

Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

Assessment

Proposal

The applicant is seeking planning permission for a single storey rear extension at lower ground floor, which would be as deep as the existing rear extension and infill the space between this extension and the detached flank wall. It would feature a flat roof that matches the height of the existing lower ground floor rear extension, and the terrace area would be surrounded by black powder coated steel railings. A privacy screen along the western flank of the existing rear extension is also proposed.

Considerations

Design

Policy DP24 requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building. Policy DP25 requires new development to both preserve and enhance the character and appearance of conservation areas.

Under Camden's Design Guidance 1 – Design, it states both side and rear extensions should:

- Be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;

- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- Not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
- Allow for the retention of a reasonable sized garden; and
- Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

The proposed development is generally consistent with the policies above. It is acknowledged that the development would create a full width extension, but given the existing architectural features of the dwelling, its modest size, and that it is at lower ground floor, then it is considered that it would not be to the detriment of the character and appearance of the host building or the surrounding area. The introduction of black steel railings and a privacy screen to the terrace area above the extension are generally encouraged, and are considered to enhance the building in general given the current lack of a privacy screen. The application is considered to be in accordance with policies DP24 and DP25.

Amenity

The proposal would not result in any additional overlooking or loss of privacy above that which currently exists between the application property and neighbouring properties. There are no windows for habitable rooms within close proximity to the proposal, and it would therefore not cause a detrimental impact to sunlight/daylight level. Therefore the proposal is considered again to be acceptable.

Flood Risk

In the objection received concern was raised that the level of flooding experienced by neighbouring properties would increase as a result of the development. Given the modest size of the extension, and that the area within which it is to be sited is paved already, it is not considered that the proposal would have any noticeable effects to flooding within the surrounding area. For this reason the proposal is considered to be acceptable, and in accordance with DP23.

Recommendation: Grant conditional permission.