

Delegated Report		Analysis sheet		Expiry Date:		04/06/2013	
		N/A		Consultation Expiry Date:		10/05/2013	
Officer				Application Number(s)			
Angela Ryan				2013/1372/P			
Application Address				Drawing Numbers			
15 A St. Thomas's Gardens London NW5 4EX				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey rear extension to existing ground floor flat (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	18	No. of responses	1	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		A site notice was displayed on 19/04/2013, expiring on 10/05/2013. One letter was received from the occupier of no. 14 St Thomas's Gardens confirming that no objections are raised in respect of the development proposals.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site comprises a two storey plus basement end of terrace building located on the northern side of St Thomas's Gardens. It lies within a terrace of similar properties where the predominant land-use is for residential purposes. The site is currently sub-divided into two self-contained flats.

The site is not listed, and is not within a designated conservation area.

Relevant History

There is no relevant history in respect of the application site.

Relevant policies

LDF Core Strategy and Development Policies

Core strategy:

CS1 (Distribution and growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

Development policies:

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning guidance 2011:

CPG1: Design- chapters 1, 2, and 4

CPG6: Amenity- Chapters 6 & 7

London Plan 2011

National Planning Policy Framework 2012

Assessment

Proposal:

The application involves the erection of a rear extension at ground floor level. This would result in infilling a piece of land that is currently used for private amenity space in connection with the existing ground floor flat. The extension is proposed to be approximately 3m high, 7.9m deep and 3.2m wide. There is an existing two storey rear addition. The ground floor of the rear addition is proposed to be slightly enlarged (being an additional 1m deeper and 0.3m higher) in order to match the depth and height of the new extension, presenting a cohesive development. The extension will accommodate a bedroom measuring approximately 13.1m² and living room measuring 18.3m² (previously a bathroom and lobby area). Three roof lights are also proposed to be installed on the flat roof of the new extension.

It is also proposed to create a new paved terrace area at ground floor level.

During the course of the application it has been revised to omit the originally proposed clerestory rooflight and replace it with 3x smaller flush rooflights on the flat roof of the new extension.

The key considerations are:

- The impact on the character and appearance of the host building; and
- The impact on amenity

Impact on the character and appearance of the host building

The proposed extension is proposed to be constructed of materials that reflect those on the host building (London stock facing bricks and timber framed openings). The extension is considered to be subservient in terms of its relationship with the host building and would not present an overly dominant or incongruous feature at ground floor level. Due to its size and location the proposed extension would not be readily visible from the wider public realm.

The ratio of built to un-built space is considered to be appropriate in this instance. Moreover the development would not result in a significant loss of garden area, given that the remainder of the garden area is proposed to be retained.

As such it is considered that the proposal would serve to preserve and enhance the character and appearance of the host building and is therefore considered to be acceptable.

Amenity

The proposed extension would not significantly impact upon existing neighbouring amenity in terms of the loss of outlook, light or privacy or adding to the sense of enclosure. There is a potential for potential light spill to the occupiers of the upper floor flat by virtue of the proposed rooflights, and in order to mitigate against this it is proposed to install 'Dim -out' blinds to all the rooflights. As such it is considered that the proposal would not have any significant impact on the existing amenity of the surrounding occupiers.

The new bedroom and living room accords with the Council's residential development standards in terms of their sizes and access to natural light and ventilation. As such it is considered that a satisfactory level of residential amenity has been provided.

Recommendation: Grant Planning permission

