

Delegated Report		Analysis sheet		Expiry Date:		05/03/2013	
		N/A / attached		Consultation Expiry Date:		14/02/2013	
Officer				Application Number(s)			
Miheer Mehta				2012/6893/P			
Application Address				Drawing Numbers			
37 Elsworthy Road London NW3 3BT				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
<i>Submitted 05/04/2013</i>							
Proposal(s)							
Demolition of existing single storey extension and construction of a single-storey conservatory at rear ground floor level in connection with existing dwellinghouse (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was displayed and a press notice was published: Ham & High – 24/01/2013 to 14/02/2013 Site Notice – 15/01/2013 to 05/02/2013 No objections received.					
CAAC/Local groups* comments: *Please Specify		The Elsworthy CAAC has raised no objection.					

Site Description

The application site is a large detached house located within the Elsworthy Road Conservation Area. The building is considered to make a positive contribution to the area. The property backs onto the public open space at Primrose Hill.

Relevant History

2011/4055/P

24/10/2011 – Granted - Amendments to planning permission granted 09/08/2010 (2010/2459/P) for the erection of a basement extension to the rear and alterations to existing entrance lobby roof to residential dwelling (Class C3), namely enlargement of existing basement to provide a gym and a studio and replacement of existing rear extension with a conservatory.

2010/2459/P

Planning permission was granted on 09/08/11 for the erection of basement extension to the rear and alterations to existing entrance lobby roof to residential dwelling (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
CS13 – Tackling climate change through promoting higher environmental standards
CS14 – Promoting high quality places and conserving our heritage
CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

DP23 – Water
DP24 – Securing high quality design
DP25 – Conserving Camden's heritage
DP26 – Managing the impact of development on occupiers and neighbours
DP32 – Air quality and Camden's Clear Zone

Elsworthy Road Conservation Area Appraisal and Management Strategy 2009
Camden Planning Guidance: Design 2011

Assessment

Proposal

The proposal includes the removal of an existing single-storey rear extension and the erection of a conservatory. The conservatory would be a maximum of 4.5m high, 8.7m deep and would be 5.2m wide and would be made from materials including a solid brick base with timber panelling and glass. A frameless glass balustrade would sit to the rear of the conservatory.

Background

The current proposal would be marginally larger in depth of approximately 1.5m than a previously approved conservatory which has not been implemented. The existing modern rear extension would be removed as part of this proposed conservatory.

Design

The proposed conservatory replaces an existing modern rear extension. The proposed depth appears to be the main issue; however, the proposed conservatory remains sub-ordinate to the main building and is of a depth that is marginally larger than previously granted.

It is considered that the overall size of the structure is in keeping with the main building, in terms of design and appearance, sitting comfortably and in harmony with the main building.

The design and materials are considered to be acceptable as they both preserve and enhance the character and appearance of the Conservation Area and therefore compliant with policy.

Amenity

Overlooking

The main amenity concern is overlooking from within the conservatory to adjoining properties. However, due to the location of the conservatory, the height of the boundary walls and the distances to adjoining properties it is not considered sufficient enough to warrant refusal of the application.

The amenity harm is not considered to be any worse than someone standing in the rear garden at present.

Light spillage

Concerns have been raised about light spillage from the flank walls and rooflights. The property is in use as a single-family dwelling house and it is not considered that the proposed use of the conservatory would significantly harm or impact on adjoining occupiers. It is also considered that the existing light spillage from the existing rear extension is comparable to the proposed situation and this is considered acceptable.

Overall, the proposal is considered to preserve and enhance the character and appearance of the Elsworthy Conservation Area and would not cause amenity issues which are worse than those which already exist and is therefore in general compliance with policies DP24, DP25 and DP26 of Camden's Local Development Framework Plan 2010.

Recommendation: Grant Planning Permission

