

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		26/03/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		27/02/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				2013/0585/P 2013/0586/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Basement Flat 52 Fortess Road London NW5 2HG				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
<p>Renewal of planning permission granted on 23/04/2010 (2010/0610/P) for the erection of rear extension following demolition of existing rear extension to lower ground level of maisonette (Class C3).</p> <p>Renewal of listed building consent granted on 23/04/2010 (2010/0649/L) for external and internal alterations, including erection of rear extension following demolition of existing rear extension to lower ground level of maisonette (Class C3).</p>							
<b>Recommendation(s):</b>		<b>Grant Renewal of Planning Permission</b> <b>Grant Renewal of Listed Building Consent</b>					
<b>Application Type:</b>		<b>Renewal of Full Planning Permission</b> <b>Renewal of Listed Building Consent</b>					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified		08		No. of responses	
				00		No. of objections	
						00	
<b>Summary of consultation responses:</b>		Site notice 06/02/2013-27/02/2013 Press advert n/a No responses received					
<b>CAAC/Local group comments:</b>		N/a					
<b>Site Description</b>							
No 52 Fortess Road is a Grade II Listed building located on the eastern side of Fortess Road. The property is a four storey plus basement, mid terraced building, which has been converted into flats. This application relates to the ground and basement maisonette. The property is not located within a conservation area.							
<b>Relevant History</b>							
2010/0610/P Erection of rear extension following demolition of existing rear extension to lower ground level of maisonette (Class C3). Granted 23/04/2010 2010/0649/L External and internal alterations, including erection of rear extension following demolition of existing rear extension to lower ground level of maisonette (Class C3). ). Granted 23/04/2010 .							

## 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

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

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

### NPPF 2012

## Assessment

### 1 Proposal

1.1 Renewal of planning permission and listed building consent are sought for the replacement of an existing single storey rear extension at lower ground level with a new single storey extension. The main issues are:

- design
- amenity
- trees

### 2 Design

2.1 The flat has an existing rear extension which is to be removed and replaced by a slightly larger single storey conservatory style extension. The replacement extension will closely match the existing one in terms of size, height and depth, and measure approximately 0.4m deeper and 0.2m higher than the existing extension. The width will remain the same. The proposal also includes the creation of a small lightwell area with low retaining wall measuring 1.1m in depth to the front of the extension.

2.2 The application site has a 2.2m high wall extending along its southern boundary with the adjoining property at No. 50 Fortress Road. The height of the boundary wall is to remain unchanged apart from the small raised corner where the boundary wall adjoins the rear elevations of No's 50 and 52. No works to the main building are being proposed and the opening to the extension will remain unchanged.

2.3 In terms of design, materials, scale and proportions, the proposed extension complies with Camden Planning Guidance and would not harm the special interest of the listed building or the character and appearance of the surrounding area.

2.4 Whilst Camden's UDP has been replaced with the LDF, and PPG15 has been replaced by the NPPF, these have not changed the need to preserve the special interest of the listed building. There is no objection to the proposals in light of the replacement policies and guidance. The same conditions as the previous listed building consent, in terms of making good and details, will be attached.

2.5 As such the proposal is not considered to harm the character or appearance of the host building or conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

### 3 Amenity

3.1 The application site has an existing single storey rear extension at rear ground floor level. Given

that the proposed enlarged single storey extension will be of a similar size and will be located behind the 2.2m high boundary wall it is not considered that the proposal would result in any overlooking into any habitable room windows or garden areas of neighbouring properties, nor will it have any impact on the daylight/sunlight to nearby residential properties.

3.2 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

#### 4 **Trees**

4.1 There are three trees located in the rear garden area of the site near the proposed lightwell area. The application does not entail the removal of these trees and a condition will require the applicants to demonstrate how these trees will be protected during construction work prior to works commencing on the site.

#### 5 **Recommendation:**

Grant Renewal of Planning Permission

Grant Renewal of Listed Building Consent