

Delegated Report		Analysis sheet		Expiry Date:		05/04/2013	
		N/A / attached		Consultation Expiry Date:		14/03/2013	
Officer				Application Number(s)			
Hilary Cuddy				2013/0724/P			
Application Address				Drawing Numbers			
Lower Ground Floor Flat 13 Thurlow Road London NW3 5PL				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Single Storey side extension at lower ground floor level to residential flat.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A press notice was published between 21/02/2013 and 14/03/2013 A site notice was displayed between 13/02/2013 and 06/03/2013 No responses have been received.					
CAAC/Local groups* comments: *Please Specify		Fitzjohns/Netherhall CAAC responded with no objection to the proposal.					

Site Description

The application building comprises 5-storeys and forms a pair of semi-detached properties located on the north side of Thurlow Road. The property was built between 1870's and 1890's and has since been subdivided into flats. The site is located in the Fitzjohn's/Netherhall Conservation Area and is identified as making a positive contribution to the character and appearance of the Conservation Area. The application relates to the garden flat.

Relevant History

Application Property

PWX0103564- Erection of side rear glazed extension at basement level and erection of front extensions at basement and ground floor levels for basement flat, plus installation of walkway and staircase on roof of side extension to provide garden access from ground floor flat. Refused 15-01-2002

PWX0103848- Erection of projecting glazed enclosed balcony extension at rear 2nd floor level. Refused 15/01/2002

14 Thurlow Road

2007/2362/P- Erection of a single storey rear extension to create additional accommodation for the existing lower ground and ground floor level maisonette. Granted 06/07/2007.

12 Thurlow Road

2004/0035/P- The erection of a single storey rear extension to provide habitable accommodation for a single family dwelling house. Granted 19/02/2004.

10 Thurlow Road

2012/0695/P-Erection of a single storey rear extension incorporating roof terrace plus balustrade at lower ground floor and installation of conservation rooflights to front and side roof slopes of single- dwellinghouse. (Class C3). Certificate of Lawfulness Granted 03/04/2012.

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

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 1 (Design) and 6 (Amenity) 2011

Fitzjohns/Netherhall Conservation Area Statement 2001

Assessment

Proposal

Permission is sought for the erection of a single-storey side extension. The extension would measure 2200mlx700mw. The extension would have a slate roof with brick wall painted white to match existing. The extension would have a timber framed window to match those existing.

Assessment

The main issues for consideration are:

- The impact of the proposal upon the character or appearance of the building and the surrounding conservation area; and
- The impact that the proposal may have upon the amenity of the occupiers of the neighbouring properties.

Design

The proposed extension is small in size. The proposed extension would provide 1.40m² of additional accommodation. The extension extends no further in width than the current extension to the lower ground floor which holds the door and entrance hall. Currently the space is wasted, located under the external stairway that leads from the ground floor flat to the garden. The extension would be located under the existing balcony and stairway. The proposed extension would not adversely affect the appearance of the building and the detailing and construction will match the existing brickwork wall, painted white. Within this context, by virtue of its size, position and materials, the proposed side extension would represent a subordinate structure similar in character and appearance to the host building and the surrounding conservation area.

Amenity

The proposed side extension is located at lower ground floor level and as such there is no loss of light or outlook to the adjacent properties. The proposed extension would cause no further opportunity for overlooking than existing. The extension is located at lower ground floor level; the proposed window looks directly onto the boundary wall.

Within this context, it is considered that no undue harm would be caused to the amenity levels enjoyed by the occupants of the surrounding properties by the side extension in terms of access to sunlight, daylight, visual bulk or sense of enclosure by virtue of its location, size and proximity to surrounding residential properties, in particular to no. 12 Thurlow Road.

Recommendation: Grant Planning Permission.