

Delegated Report		Analysis sheet		Expiry Date:		13/03/2013	
		N/A / attached		Consultation Expiry Date:		21/02/2012	
Officer				Application Number(s)			
Hilary Cuddy				2013/0340/P			
Application Address				Drawing Numbers			
30 Willow Road London NW3 1TL				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey rear extension to lower ground floor level following the demolition of conservatory. Alterations to rear elevation including the replacement of windows and balustrades and rooflights to rear roof slope.							
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	00	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed between 25/01/2013 and 15/02/2013. A press notice was published between 31/01/2013 and 21/02/2013. 1 comment was received from a neighbour regarding the part walls with adjoining properties. This comment has been passed to the architect for consideration.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC -Comment made with no objection to the proposal.					

Site Description

A basement + 3-storey property situated on the south side of Willow Road, east of the junction with Willoughby Road and north of Denning Road. There a single-storey conservatory extension at the basement level. Buildings nos. 5-32 are identified in the Conservation Area statement as making a positive contribution to the area. The building is not listed.

Relevant History

2012/3574/P- Erection of infill extension at rear first floor level, erection of single –storey extension at rear lower ground floor as replacement for existing single storey extension, excavation beneath pavement area at front lower ground floor level to provide plant room, including provision of bin store and cycle storage space at front lower ground floor level, rebuilding of rear wall to dwelling house (Class C3). Refused 03/09/2012

2012/1508/P- May 2012 – Certificate of Lawfulness (Existing) Granted - Conversion from 3x self contained flats (Class C3) to single dwelling house (Class C3); Granted May 2012.

2012/3583/P Withdrawn Application - Rear extensions to the ground floor and an infill extension to the 2nd floor. Rebuilding of rear wall to match existing properties.

PWX0003058. Certificate of Lawfulness) Existing Granted - the formation of a rear roof terrace at first floor level; Granted March 2001.

8905216- The retention of an existing conservatory to the rear; Granted July 1989.

E7/13/38/29739- The change of use and works of conversion including the raising of the rear extension by 4 feet 6 inches to provide one maisonette and two flats; Granted April 1990.

Relevant policies

LDF Core Strategy

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)

Development Policies

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 – (Conserving Camden's heritage)

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

Hampstead Conservation Area Statement (2001)

Audit

Current Issues

Guidelines

Camden Planning Guidance 2011: 1 (design) & 6 (amenity)

Assessment

Proposal

Permission is sought for:

- 1.] The erection of single storey rear extension to lower ground floor level following the demolition of the existing conservatory;
- 2.] Alterations to rear elevation including the replacement of windows and balustrades and rooflights to rear roof slope.

Assessment

The main issues concern a) the extensions' design & impact on the appearance of the host building, and on the character and appearance of the conservation, b) neighbour amenity.

Design

Single Storey Extension-Lower Ground Floor Level: A single-storey rear extension is proposed to replace the existing conservatory extension. The proposed extension has a flat roof and would comprise aluminium low profile system and rooflights. The proposed extension is largely glazed with full-height aluminium powder coated folding glazed doors. It has dimension of 3m d x 4.2m w x 3m h. The extension including a new brick wall would abut the common boundary walls of no.29 and no. 31. A comment was made in regards to the projection over the boundary wall however it is not considered that the projection would be harmful to the appearance of the host building. The proposed extension would be limited to private views of the neighbouring occupiers' particularly and would not be visible from the public realm. It is therefore considered that the proposed extension in terms of design, scale and proportion and use of materials would be subordinate to the application building and would not harm the character or appearance of the host building or the conservation area and is considered satisfactory. The extension is compliant with DP24, DP25 & CPG guidelines.

A neighbour has raised concerns about the likelihood of the use of the flat roof surface or whole being used as a roof terrace. This proposal does not include the formation of; neither does it seek planning approval for, a roof terrace. No balustrades are shown; there is no direct access from the upper ground floor level where windows are shown rather than doors. The design gives no indication immediate or impending for its future use as a roof terrace, there is no direct access to the roof and rooflights have been proposed close to the property underneath the windows. The Council therefore considers no reason to suggest that the roof would be used as a roof terrace.

Window and Door Changes to rear and replacement of balustrades: The proposal seeks to replace the current white painted timber windows with white timber windows. The proposed materials and style are like for like with the originals, matching the originals in terms of materials, glazing patterns and proportions. The proposed changes are considered appropriate and in accordance with DP24 and DP25 of the LDF and is in line with Camden's Planning Guidance on Design.

The replacement glass balustrades are considered to complement the host building in terms of style and materials and does not detract or dominate the host building. This element of the proposal is considered acceptable. .

Amenity

The rear windows of the houses are orientated due south and the respective boundaries are largely obscure by mature shrubbery. It is acknowledged that the extension would project approx. 300mm above the common boundary walls (nos. 29 & 31) but not so that it would cause any significant additional harm to occupiers' amenity through loss of sun/daylight or impact on views or outlook. The proposed extension would not cause a sense of enclosure and the height of the extension is considered satisfactory. In addition, the proposed extension would not cause a sense of enclosure and the height of the extension is considered satisfactory.

Recommendation: Grant Planning Permission

