

Delegated Report		Analysis sheet		Expiry Date:		14/03/2013	
		N/A / attached		Consultation Expiry Date:		28/2/2013	
Officer				Application Number(s)			
John Nicholls				2013/0337/P			
Application Address				Drawing Numbers			
32 A Laurier Road London NW5 1SJ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendment to condition 3 (approved plans) of planning permission granted 06/08/2012 (ref 2012/2996/P) for the erection of a single storey rear extension, comprising alterations to the framing and dimensions of the glazing and the cladding material							
Recommendation(s):		Grant amendments					
Application Type:		Variation or Removal of Condition(s)					
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
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 30/1/2013 and a press notice on 7/2/2013. No comments have been received.					
CAAC/Local groups* comments: *Please Specify		No comments received from the Dartmouth Park CAAC.					

Site Description

The site relates to a three storey Victorian terraced house dating back to the late 1800s and is located on the north side of Laurier Road. The site slopes down away from Laurier Road such that rear of the property is approximately 1.4m below street level. The property has a fairly extensive garden situated mainly to the side of the property. There is a small shed located in the north west corner of the garden and a single storey extension attached to the rear of the property which accommodates a utility room and WC. A three storey nursery is located to the rear of the property boundary.

The property is not listed but is located in the Dartmouth Park Conservation Area where it is identified as a positive contributor to the Conservation Area. There is a young Norway Maple located on the rear garden boundary.

Relevant History

2012/2996/P - The erection of a single storey rear extension to existing single family dwelling house (Class C3) – Granted - 06/08/2012

2011/5027/P - Erection of a single storey rear extension to residential dwelling (Class C3) – Refused – 7/12/2011 and Dismissed on appeal - 27/04/2012

9272 - Erection of single storey rear extension – Approved 19/08/1970

Relevant policies

LDF Core Strategy and Development Policies

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 heritage / conservation areas

CS15 – Open space and biodiversity

CS16 – Improving Camden's health and well-being

Development Policies

DP22 – Sustainable design and construction

DP23 – Water

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 – Managing the impact of development on occupiers and neighbours

DP32 – Air quality and Camden's Clear Zone

Camden Planning Guidance 2011 (CPG)

Dartmouth Park Conservation Area Statement

NPPF 2012

Assessment

Proposal

The proposal seeks to amend a scheme approved on 06/08/2012 Ref: 2012/2996/P for a rear ground floor extension. The amendments are as follows:

- removal of balcony around first floor/upper ground French doors on side elevation of the host property;
- changing the ground floor French door to a window adjacent to new extension on the host building;
- reducing the depth of the approved glazed rooflight between the extension and main rear elevation;
- replacement of solid wall “link” between extension and rear elevation with new glazed link at same depth as narrowed rooflight;
- replacement of the approved rolled lead roof detailing from extension with brick header and aluminium coping above glazed panes and doors on flank elevation;
- fenestration pattern changes to proposed flank elevation including reduced in size from full height and change to the opening pattern.

Design

The window and French door alterations to the flank wall of the original dwelling technically do not require planning permission but are included on the drawings and are acceptable. The loss of balcony means a Juliet screen will be fitted internally which again does not require planning permission.

In design terms all of the other proposed changes are acceptable and are considered to improve the original design by way of the detailing proposed.

The changes to the fenestration pattern include the reduction in height of the floor to ceiling sliding doors, to fixed panes and a set of French doors with kick plates to all panes which reduces the amount of glass.

The rooflight “linking” the extension to the rear elevation is to be narrowed in order to improve amenity concerns, and this glazed strip will now replace the solid flank wall and form a glazed strip between the house and extension on the exposed elevation.

The replacement of the rolled lead roof edge with brick and aluminium coping gives more definition to the proposal and again is an enhancement in terms of design and is more in keeping with the character of the property. Considered to comply with policies DP24 and DP25.

Amenity

There is an improvement to the amenity as a result of the narrowed rooflight along the rear elevation, as there will be less opportunity for overlooking both into and out of the extension. Complies with DP26.

Recommendation: Grant amendments

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