

Delegated Report		Analysis sheet		Expiry Date:	04/04/2013
		N/A		Consultation Expiry Date:	01/03/2013
Officer			Application Number(s)		
Seonaid Carr			2013/0675/P		
Application Address			Drawing Numbers		
17 Belsize Road London NW6 4RX			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Rear extension to ground, first and second floor levels to dwelling house (Class C3)					
Recommendation(s):		Grant conditional permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	02	No. of responses	01	No. of objections	00
			No. electronic	01		
Summary of consultation responses:	<p>One letter of comment was received from a neighbouring resident the context of which is summarised below:</p> <ul style="list-style-type: none"> • I am willing to support the application so long as the flat roof is not used as a terrace as views from the flat roof would heavily overlook my property and provide views into my house; • I request building works will only take place Monday to Friday from 7am to 7pm, as I work from home as the noise will disrupt my pilates business directly effecting my income and ability to work; • Can the Council monitor noise levels, requesting no loud music, unnecessary shouting, swearing etc. 					
CAAC/Local groups comments:	N/A					

Site Description

The application site consists of a three storey single dwelling located to the south east side of Belsize Road which is a predominantly residential area. The property is located to the end of a terrace of three dwellings, which originally all shared the same architectural form and detailing. The property to the opposite end of the terrace, No.21, has since been extended at ground, first and second floor levels.

The application site is not located within a Conservation Area and the property is not listed.

Relevant History

9005173 - Erection of conservatory at rear first floor level enclosing existing balcony area. Application approved works not implemented.

Relevant policies

The National Planning Policy Framework (2012)

The London Plan (2011)

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

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

Assessment

Proposal

Planning permission is sought for a rear extension to ground, first and second floor levels to dwelling house (Class C3).

To the ground floor level the extension would measure 3m deep, span the full width of the property at 5.9m wide and 2.7m in height. To the rear elevation would be two sets of double doors. At first floor level it is proposed to enclose the existing balcony at first floor level and rebuild the existing first floor addition. The first floor extension would be to the same depth as the existing addition (1.3m), span the full width of the property at 5.9m and measure 5.2m above ground level which is the same height the existing first floor addition adjoins the host dwelling. To the rear elevation would be a series of four windows. At second floor level it is proposed to infill the existing recess to build an extension that would not project beyond the existing parapet walls at second floor level the rear elevation would be host to two sets of double hung casement windows.

Design

Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings.

The application site forms part of two rows of terrace dwellings with the same character and design. Towards the rear, these properties are recessed behind party walls extending the full height of the buildings. On ground and 1st floor level, various forms of development have taken place over the years. Extensions vary in style, size and character and generally appear inconsistent. On 2nd floor level, all of the dwellings have timber cladding, some in different shades of brown. There is general uniformity at 2nd floor level with the exception of No.21 which has recently extended in line with the side parapets.

The proposed development is considered to be an appropriate form of works to the host building which would not cause detrimental harm to the character of the dwelling. Officers gave full consideration to the loss of the timber cladding feature as a result of this proposal, however, this feature is not considered to be of any particular architectural value. Furthermore, in light of various forms of extensions at ground and 1st floor level of neighbouring properties and the proposal being confined to within the space between the party walls and not projecting beyond, it is considered that the proposals at 1st and 2nd floor level would be acceptable.

It is considered that the proposed development offers an opportunity to improve the aesthetic of the building by tidying up the rear elevation.

The application site and its neighbouring terrace dwellings are not within a conservation area, nor are these buildings of any heritage or special architectural value. The proposed extensions are not considered to impact on the surrounding area and given they would be sited to the rear of the property they not impact on the surrounding street scene.

The proposed fenestration would be similar in terms of their size and proportions and in keeping with the character of the neighbouring property No.21 which was recently granting planning permission.

Overall the proposal is considered to be acceptable in terms of its design and would not be harmful to the character of the host building, nor would it be harmful to the surrounding area.

Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

The proposed ground floor extension given its height at 2.6m and siting in relation to neighbouring properties would not impact on the amenity enjoyed by local residents. With regard to the first floor level addition, the extension there would be a slight increase in height given the roof of the existing extension is pitched and it proposed to change this to a flat roof, however this increase would be 0.2m and given the siting in relation to the adjoining neighbouring No.15 it would not cause harm to their amenity. With regard to No.19, the first floor extension would project 1.2m beyond the rear elevation of the first floor at No.19. Given the scale and siting of the development it would not impact on the amenity enjoyed by the occupiers of this property. The extension at

second floor level would not project beyond the existing side parapet wall and as such would not impact on the amenity experienced by neighbours.

A neighbouring resident has raised concern in respect of the first floor roof being used as a terrace area. If the flat roof were to be used as a terrace it would raise concern in respect of increased overlooking into neighbouring properties. As such to safeguard the amenity of neighbours a condition will be used to prohibit the use of the flat roof as a terrace area.

Conclusion

It is concluded that the proposed development would be an acceptable form of development that would accord with the relevant policies of the Local Development Framework and in this regard no objection is raised.

Recommendation: Grant conditional permission

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