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| Delegated Report | | Analysis sheet | | Expiry Date: | | 11/03/2013 | |
| | | N/A | | Consultation Expiry Date: | | 14/02/2013 | |
| Officer | | | | Application Number(s) | | | |
| Sam Fowler | | | | 2013/0145/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 15 Fairhazel Gardens London NW6 3QJ | | | | Refer to draft decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Remodelling of rear lower ground floor level conservatory and creation of enlarged terrace with screening at rear upper ground floor level, alterations to fenestration at rear lower ground and upper ground floor level, and installation of new window in side elevation at lower ground floor level all in connection with existing flat (Class C3). | | | | | | | |
| Recommendation(s): | | Grant conditional permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 55 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | Advertised: 24/01/2013, expired: 14/02/2013 Site notice: 18/01/2013, expired: 08/02/2013 | | | | | |
| CAAC/Local groups comments: | | No comments received. | | | | | |

Site Description

The site consists of a double fronted detached house on the western side of Fairhazel Gardens, that has been divided into 5 properties. The application pertains to a lower ground and upper ground floor maisonette. The site is located within the Swiss Cottage Conservation Area. The building is not a Listed Building, but is identified as being a positive contributor.

Relevant History

2006/0632/P: Change of use of two maisonettes on the lower ground and ground floor into one self-contained maisonette.
Granted, 02/05/2006

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS13 Tackling climate change and promoting higher environmental standards

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 2011:

CPG1 Design

CPG6 Amenity

South Hampstead Conservation Area Character Appraisal and Management Strategy (2011)

Assessment

Proposal

The applicant is seeking planning permission to undertake the following works:

- Remodelling of rear lower ground floor level conservatory
- Creation of enlarged terrace with screening at rear upper ground floor level,
- Alterations to fenestration at rear lower ground and upper ground floor level,
- Installation of new window in side elevation at lower ground floor level

During the course of the assessment, the applicant has indicated that they are willing to allow the Council to attach a condition to the decision that requires all openings at upper ground floor level to be timber.

Design

Policy DP24 requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building. Policy DP25 requires new development to both preserve and enhance the character and appearance of conservation areas.

Furthermore, Camden's Design Guidance (CPG1) states that rear extensions should be:

- *secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
- *respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *retain the open character of existing natural landscaping and garden amenity, including that of*

neighbouring properties, proportionate to that of the surrounding area.

- *The width of rear extensions should respect the rhythm of existing rear extensions.*

The proposed demolition and rebuild of the lower ground floor rear extension is generally considered to be acceptable. It would be of a modest shape and design, and constructed of lightweight materials. The roof would be a pitched roof, and in terms of overall footprint, it would only occupy roughly the same footprint of the existing conservatory. From a design perspective, it would respect the character and appearance of the existing dwelling more than the existing conservatory, as well as have an overall reduction in height.

With regard to other external elements, such as the proposed terrace and new external openings, these are also generally considered to be acceptable as well. A timber privacy screen would be erected, which given the use of timber and its relatively modest design, would be in general accordance with similar developments within the surrounding environs. Therefore it would not detract from the character and appearance of the Conservation Area. The replacement doors at lower and upper ground floor are no considered to be generally acceptable as well. Concern was raised during the assessment that the loss of timber doors at upper ground floor, which given the site specific nature of the property, is a highly prominent location. However, as stipulated above, the applicant has agreed to a condition being set that requires these doors to be constructed from timber, which is a suitable material type within the Conservation Area. No particular concern is raised in regards to the window within the southern flank elevation

It is therefore considered that, from a design perspective, the proposal is of an acceptable design, bulk, and form. In terms of the impact to the appearance and character of the building, and the surrounding Conservation Area, it is considered acceptable and in accordance with policies DP24 and DP25.

Amenity

The proposed rear conservatory extension, and extension to the terrace area, would be sited along the rear boundary of the neighbours at no. 64 to 70 Abedare Gardens, and would therefore have a significant separation distance between the development and the neighbouring buildings. Given that the proposed development would be sited along the neighbour's rear boundary, and the implementation of a timber privacy screen to the terrace area, it is not considered that the proposal would result in any issues such as overlooking, loss of privacy loss of daylight/sunlight, light pollution, or any other general disturbance.

It is generally considered that the same would be applicable to the new openings. The window within the flank elevation would provide ventilation to a bathroom, and would be screened by an existing boundary treatment. The proposal would therefore not cause an undue loss of residential amenity to any of the neighbouring properties, and is therefore in accordance with the guidance set out in CPG6 and Policy DP26 of the LDF.

Recommendation:

Grant planning permission

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