

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		13/03/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		12/02/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2013/0365/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
157 Fellows Road London NW3 3JJ				Refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of a single storey rear extension and conversion of garage into habitable accommodation in connection with dwelling house (Class C3).							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		No response					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None; not in CA.					

## Site Description

The application site comprises a 3 storey mid terrace property located on the south side Fellows Road. The site is not a listed building nor is it located within a Conservation Area. It is occupied as a single family dwellinghouse.

## Relevant History

8401098: Erection of ten 3-storey houses. Granted 15/08/1984. PD rights removed.

## Relevant policies

### NPPF

#### The London Plan

#### Core Strategy

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving heritage

#### Development Policies

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

#### Camden Planning Guidance 2011

## Assessment

### Proposal

Planning permission is sought for the erection of a full width single storey extension to the rear of a single family dwellinghouse and the conversion of an existing garage into habitable accommodation.

Permitted development rights were removed from these properties when they were built back in the 1970s.

### Main Planning Considerations

- Impact of the proposal on the character and appearance of the host property; and
- Impact of the proposal on neighbouring amenity.

### Design

Although the extension is full width, it is considered modest in size, and will not impact adversely on the integrity of the host building. The proposed extension would be constructed with materials to match existing and would incorporate a set of doors at the rear. The proposal would still allow for a reasonable amount of garden space for the amenity of the occupiers. The proposed ground floor rear addition is considered acceptable in design terms as it is subservient to the host property, respects the original design of the building and is unlikely to have any negative impact on the surrounding area.

### Amenity

Given the modest size of the extension and its positioning at the garden, the proposed extension is not considered to adversely impact on the amenity of the adjacent properties with regard to sunlight, daylight, outlook or sense of enclosure and is therefore considered to have appropriate regard for policy DP26 of the LDF.

The conversion of an ancillary garage into habitable accommodation does not require planning permission, as the original permission did not remove this pd right by condition.

### Conclusion

The proposed extension is considered to be sympathetic in design, sensitive to its surroundings and therefore has appropriate regard for the relevant policies set out in the LDF and the guidelines in Camden Planning Guidance 2011.

**Recommendation:** Grant Planning Permission with conditions.

### Disclaimer

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