

Delegated Report		Analysis sheet		Expiry Date:		04/03/2013	
		N/A		Consultation Expiry Date:		14/02/2013	
Officer				Application Number(s)			
Rachel Miller				2012/6217/P			
Application Address				Drawing Numbers			
Flat 1 Ground Floor 25 Rudall Crescent London NW3 1RR				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Part infill single-storey extension to rear at ground floor level, with external alterations to include the installation of skylight to rear sloping roof and partial excavation of rear garden and erection of new bin store in front garden of existing ground floor flat (Class C3).							
Recommendation(s):		Approve with conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	16	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Press notice displayed from 24/01/2013 until 14/02/2013 Site notice displayed from 15/01/2013 until 05/02/2013 No responses received					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC – Object on the following grounds: “We object to proposal to substitute hard landscaping for green surface in this very small garden– we can see the need to excavate for level below the proposed patio doors but we know this can be limited to 4.5m max depth and should be. No objection to flue and bin store”. <u>Officer comment</u> The only relevant comments above relate to the installation of a patio. There does not appear to be any excavation proposed as part of this application. The depth of the extension would be reduced which would increase the height of the rear doors.					

Site Description

The site contains a semi-detached property that has been converted into three flats. The site is not located in the Hampstead conservation area. The building is noted in the Hampstead Conservation Area Statement as making a positive contribution to the Conservation Area.

Rudall Crescent loops to the west of Willoughby Road and contains a mixture of 19th and 20th century buildings.

The application site has a single storey rear extension that is set away from the boundary with number 23 Rudall Crescent. There is a brick built bin store adjacent to the front path, within the front garden.

Relevant History

2012/6205/P - Relocation of existing roof light on stairwell of property (Class C3). Approved on 22/02/2013

2013/0057/P - Replacement of the existing single glazed timber sash windows with new double glazed sash units and addition of a new boiler flue to rear pitched roof of dwelling house. Approved on 22/02/2013

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

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

London Plan 2011

National Planning Policy Framework (NPPF) 2012

Assessment

Proposal

Permission is sought for the partial demolition and rebuilding of the existing single storey rear extension. The proposed extension would involve a reduction in depth from the existing extension by 40cm and would increase its width so that it would be the full width of the house. It would be constructed of bricks in Flemish bond with a pitched, tiled roof. The proposed roof would include a skylight in order to increase the amount of light into the room.

The proposals also include the rebuilding of the bin stores at the front of the building. The rebuilt bin stores at the front of the property would measure 0.8m x 2.1metres. The applicant also proposes to replace single glazed windows with double glazed windows.

This application is assessed in terms of the impact on adjoining properties and the impact on the appearance of the host building and the conservation area.

Amenity

The Applicant has reduced the depth of the extension in order for there to be sufficient head height from the proposed patio doors leading to the garden. It would be at the same depth as the extension at the adjacent property (number 25A) therefore would not have any adverse impact on the neighbouring property at number 25.

Number 23 Rudall Crescent has a single storey rear extension which is 40cm deeper than the proposed extension, set away from the boundary with number 25. The current rear extension at the application site is also set away from the boundary. The proposed extension would fill in the gap

(1.36sqm) and build up to the boundary with 23 Rudall Crescent. It is considered that this small infill is acceptable and would not adversely affect the occupiers of 23 Rudall Crescent.

Design and impact on the appearance of the host building and the conservation area

The design of the proposed extension would match that of number 25A Rudall Crescent. The proposed materials for the extension are considered acceptable and would match the existing house. The bifolding doors to the single storey rear extension and the replacement windows at the front and rear are considered acceptable and would not detract from the appearance of the building or the appearance of the conservation area.

The bin stores in the front garden would be in the same location as the existing stores but would be 0.2metres wider and 0.2metres longer than the existing bin stores in order to accommodate larger bins. This is considered acceptable in design terms..

Excavation

The proposal also includes some excavation of the rear garden to create a slightly sunken patio. This involves excavation of approx 40cm in an area 3m away from the rear elevation. These are considered to be earthworks which do not require planning permission and a BIA is therefore not required.

Conclusion

The proposals are considered acceptable subject to conditions.

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