

Delegated Report		Analysis sheet		Expiry Date:	15/02/2013
		N/A		Consultation Expiry Date:	25/1/2013
Officer			Application Number(s)		
John Nicholls			2012/6797/P		
Application Address			Drawing Numbers		
11 Elliott Square London NW3 3SU			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey extension to rear of existing dwelling house (C3)					
Recommendation(s):		Grant Planning 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	02	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>No site notice or press advert required. Two adjoining occupier letters sent and two comments received. These comments raise concerns as follows:</p> <ul style="list-style-type: none"> Concerns over the leaving of skips in the road, blocking existing car parking spaces for existing residents to use. Builders vans will park in existing residential bays or on the street and block existing residents from being able to leave Elliott Square and cause access problems. <p>Officer's have contacted the author's of these comments and passed onto them the details of who to contact should access and parking problems occur as a result of the works.</p>					
CAAC/Local groups* comments: *Please Specify	Not within a CA.					

Site Description

The property is a three storey property located mid-terrace on the northern side of Elliott Square. The property is located within the Chalcott Estate, is three storeys high, backs directly onto Adelaide Road and has a high rear boundary fence. The property is neither listed nor lies within a Conservation Area.

Relevant History

None for No. 11

No. 8

2010/4891/P - Alterations and extensions to existing residential dwelling (Class C3), including the erection of a single storey ground floor rear extension and change of a rear first floor window to a door to allow access to a small terrace area – Granted - 08/11/2010

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

The London Plan (2011)

The NPPF 2012

Assessment

Proposal

The proposal seeks to build a full width, 3m deep and 3m high rear extension.

Design

The proposed design has a flat roof and sits just below the existing first floor metal Juliet balcony on the rear elevation. The extension will be built in rendered block work which differs from the brick finish of the rest of the property. Three aluminium sliding doors are proposed across the rear ground floor extension centrally located. It will also have two flat skylights in the roof.

The property is a single dwelling and the proposal would have been permitted development had a condition on the original decision notice for the estate not have withheld permitted development rights. The orientation of the site and the height of the road beyond the rear boundary fence mean that the proposed extension would not be seen from the street.

The proposed design and size and materials used are all acceptable. Compliant with policy DP24.

Amenity

There are no side windows proposed, and the rooflights are considered far enough away from neighbouring windows on the rear elevation not to cause any amenity concerns. Compliant with policy DP26.

Recommendation: Grant Planning Permission

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