

Delegated Report		Analysis sheet		Expiry Date:		08/01/2013	
		N/A		Consultation Expiry Date:		20/12/2012	
Officer				Application Number(s)			
Craig Raybould				2012/6125/P			
Application Address				Drawing Numbers			
9A South Hill Park Gardens London NW3 2TD				Refer to draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey rear lower ground floor extension with rooflight and sliding doors to lower ground floor flat (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A press notice was displayed in the Ham & High newspaper from 29/11/2012 to 20/12/2012. A site notice was displayed from 21/11/2012 to 12/12/2012.					
CAAC/Local groups comments:		The South Hill Park CAAC were consulted on 19/11/2012. The CAAC did not object to the proposals but commented on 28/11/2012 that they are disappointed by the poor architecture and concerned at possible light-intrusion on neighbours.					

Site Description

The application site is a 5 storey semi-detached property converted into self-contained flats. The property forms part of a group of buildings located at the southern end of South Hill Park Gardens. The property is not listed but is located within the South Hill Park Conservation Area.

Relevant History

Application site

- 2011/3425/P – Planning permission was granted on 07/11/2011 for the erection of a single storey garden house at the end of the garden to rear of existing garden flat.
- 2007/4354/P – Planning permission was refused on 25/10/2007 for the erection of 2 no. ground floor rear conservatories to maisonette at upper and lower ground floor levels (Class C3). An appeal was lodged against the Council's decision. The appeal was dismissed on 28/07/2008.
- 2007/4352/P – Planning permission was refused on 25/10/2007 for the erection of 2 no. ground floor rear conservatories to maisonette at upper and lower ground floor levels (Class C3). An appeal was lodged against the Council's decision. The appeal was dismissed on 28/07/2008.
- 2005/4668/P – Planning permission was refused on 05/01/2006 for the erection of two rear extensions at upper ground floor level to the existing flat. An appeal was lodged against the Council's decision. The appeal was dismissed on 21/11/2006.

11 South Hill Park Gardens

- 2007/5488/P - Erection of one partially glazed and one solid single storey extension to rear of existing flat.

Granted 1 April 2008.

13 South Hill Park Gardens

- 2012/4568/P - Erection of a single storey rear extension to lower ground floor flat (Class C3). Granted 19 October 2012

17 South Hill Park Gardens

- 8500335 - Change of use to form four self-contained flats and the retention of two bed-sit units on the second floor including construction of a ground floor rear extension. Granted 19 September 1985

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy

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)

Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

South Hill Park Estate Conservation Area Statement 2001

The London Plan (2011)

The NPPF 2012

Assessment

1. Proposals

1.1 The application proposes the erection of a single storey rear lower ground floor extension with glazed sliding doors and a rooflight. The extension would be erected to a width of 5.75m, a height of 3.5m and would project 4.9m from the rear elevation (2.8m from the rear of the closet wing). The extension would be finished in brickwork to match the main building.

The key planning considerations associated with the proposals are:

- Design; and
- Amenity.

2. Analysis

Design

2.1 It is relevant that applications have previously been submitted to the Council proposing extensions to the building at upper ground floor level (ref: 2007/4352/P, 2007/4354/P and 2005/4668/P). These were refused by the Council on the grounds that, *inter-alia*, the additional bulk at ground floor level would be detrimental to the appearance of the building and would interrupt the un-spoilt rear building line of this group of buildings. This view was supported at appeal in each of these cases. Of particular relevance, in the appeal relating to 2007/4354/P the Inspector noted that this group of building *"have retained much of their architectural and historic characteristics. The central outriggers [closet wing] to the rear are distinctive features which contribute to the uniformity of the group"*.

2.2 The proposed extension is confined to *lower* ground floor level. There are other examples of rear lower ground floor extensions in this group of buildings, including those at nos. 11, 13 and 17. Having regard to its lower ground floor location, the visual impact of the extension as seen from the private views to the rear would be greatly reduced. This is especially the case considering the mature trees and shrubbery found in many of the gardens. The confinement of the extension to lower ground floor level would also have a much lesser impact on the closet wing, thereby retaining its presence as a dominant feature to the rear of the building and the wider group.

2.3 The extension is subordinate in size to the main building and is of a simple rectilinear shape that would not harm its architectural form or composition. It would be finished in brickwork to match with timber framed sliding doors and rooflight.

2.4 Having regard to its rear lower ground floor location, its form and its finished materials, the extension is considered sympathetic to the main building and would preserve and enhance the character and appearance of the CA. This complies with policies CS14, DP24 and DP25, and the guidance set out in CPG1 (Design).

Amenity

2.5 The extension rises to a height of 3.5m and is within 0.7m of the boundary with no. 11 (approx. 2.5m away from the nearest residential window at rear lower ground floor level). The top of the extension would be visible at obtuse angles from that window however this is not considered to negatively affect its outlook. The proposals would not cause any overshadowing or sense of overbearing that could be said to undermine the amenity of the occupiers of no. 11.

2.6 The proposals comply with policies CS5 and DP26 and the guidance set out in CPG6 (Amenity).

3. Recommendation: Grant planning permission.

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