

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		10/12/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		06/12/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Rachel Miller				2012/5471/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat A 109 Islip Street London NW5 2DL				See 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 conservatory at lower ground floor level to rear of flat (Class C3).							
<b>Recommendation(s):</b>		Granted					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	16	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice expired 23/11/2012 Press notice expired 06/12/2012 No comments received					
<b>CAAC/Local groups* comments:</b> *Please Specify		Bartholomew CAAC – no response received					

### **Site Description**

The site is located on the south side of Islip Street and relates to a three storey property. The application relates to the ground floor flat. The property is not listed but is located in the Bartholomew Estate Conservation Area.

### **Relevant History**

2012/3925/P Erection of a conservatory at rear ground floor level of existing flat – Refused on 24<sup>th</sup> September 2012.

### **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

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CPG1 Design

Bartholomew Estate Conservation Area Statement 2002

London Plan 2011

National Planning Policy Framework (NPPF) 2012

## Assessment

Permission is sought for the erection of a single storey rear extension to the lower ground floor flat. The extension would measure 3metres wide by 2.8metres deep by 3.1 metres at its highest point. It would be located on the shared boundary wall with number 107 Islip Street. The extension would be constructed of brick with aluminium sliding doors to the rear and to the side.

The previous application (ref 2012/3925/P) was refused as it extended the full width of the rear elevation which was contrary to policies. The proposals have since been revised and now would not stretch the full width of the rear elevation.

The proposed rear extension would be one storey in height and would have a maximum depth of 2.8m. The impact of the proposal on the access to sunlight and daylight of residents of adjoining properties is considered to be minimal and acceptable.

The proposed doors of the extension would face into the garden of the application site and towards number 111 Islip Street. Due to a 1.8metre high boundary fence between properties, the extension would not afford views into the habitable rooms of neighbouring properties to the detriment of neighbour amenity. The proposal would not result in a loss of privacy to neighbours.

The application is recommended for conditional approval.

### Disclaimer

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