

<b>Delegated Report</b> Members Briefing		Analysis sheet		Expiry Date:		11/12/2012	
		N/A / attached		Consultation Expiry Date:		21/11/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Sam Fowler				2012/5533/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1G Parsifal Road London NW3 7BB				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 conservatory at rear ground floor level in connection with existing dwellinghouse (Class C3).							
<b>Recommendation(s):</b>		Grant, subject to conditions					
<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	<b>04</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site notice: 31/10/2012, expired: 21/11/2012  Owner of 1A and 1B Parsifal Road: The proposed conservatory would detract from the character and appearance of the existing dwellinghouse. The passage between the rear of the house and the raised garden is best kept open as intended in the original design of the property.					
<b>CAAC/Local groups comments:</b>		Not applicable – site is not located within a conservation area.					

### Site Description

The application site is recently built part one/part two storey dwelling occupying a plot behind 532 Finchley Road and 1a-d Parsifal Road. It is a modern design finished in white render with a north-west facing terrace at first floor level. It does not lie within a conservation area, but is adjacent to the West End Green Conservation Area.

## Relevant History

2011/5291/P: Erection of a conservatory at first floor level of dwelling house (Class C3).  
Refused, and appeal dismissed.

2006/5903/P: Demolition of existing building and outbuildings and erection of a 5 storey building comprising 11 flats (1 x 1bed, 7 x 2-bed and 3 x 3-bed) fronting onto Finchley Road and a 2 storey detached dwelling house to the rear of the site and provision of 10 car parking spaces and 16 cycle spaces accessed via Parsifal Road.  
Granted 03/04/2007

## 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

DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

## Assessment

### Proposal

The applicant is seeking planning permission for the construction of a conservatory style rear extension. The extension would be 2.2m in depth and 3.8m in width. It would feature a pitched roof, 2.2m in height to eaves and 2.7m in height where the roofline joins the rear wall.

### Visual Impact

Policy DP24 requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building. Paragraph 4.10 of CPG 1 (Design) requires extensions to be secondary to the building being extended and respect and preserve the original design and proportions of the building, including its architectural period and style.

The proposed extension at ground floor level would be relatively modest in terms of bulk, and would therefore not be detrimental to the character and appearance of the host building. It would be of lightweight construction, and would not be to the detriment of the character and appearance of the surrounding area. The development would be no deeper than the existing rear patio, and therefore would not be creating a loss of garden space.

It is therefore considered that the proposal is in accordance with Policy DP24 of the LDF and CPG1.

### Amenity

The proposed rear extension is of a relatively modest depth and height, and given that it is sited at a lower ground level, would not cause a loss of sunlight/daylight to neighbouring properties. Again, due to its modest size, it would not have any detrimental impact to the visual outlook of the neighbouring properties. The development is therefore in accordance with the guidance set out in CPG6 and Policy DP26 of the LDF.

**Recommendation: Grant planning permission.**

## DISCLAIMER

Decision route to be decided by nominated members on Monday 10<sup>th</sup> December 2012.

For further information please click [here](#).