

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>04/12/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		2/11/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Hugh Miller				2012/5314/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
48 Burghley Road London NW5 1UE				Refer to draft decision			
<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 two storey rear extension following demolition of the existing rear extension and replacement of existing windows and doors at lower and ground floor levels in connection with residential flat (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission.					
<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	11	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed 17/10/2012, expires 7/11/2012.  No responses were received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A.					

### Site Description

A basement plus 3-storey mid-terraced property situated on the north side of Burghley Road east of Lady Somerset Road. The building forms part of a terrace of four houses at the Northern end of Burghley Road. The building is not listed; neither is within a designated Conservation Area.

### Relevant History

July 1979 – PP Granted - Change of use, including works of conversion and provision of external staircase, to provide a self-contained basement flat and maisonette on ground, first and second floors; ref. 28470.

November 2012 – PP Granted - Erection of dormer windows as replacement for existing at the front and rear roofslopes to self-contained flat (Class C3). 2012/4962/P.

November 2012 – PP Granted - Change of use and conversion from two self-contained flats into a single family dwellinghouse (Class C3); ref. 2012/4787/P

## **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 / conservation areas)

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

### **CPG 2011.**

CPG1 Section 1-5

### **NPPF 2012**

## **Assessment**

### ***Proposal***

Original: Erection of two storey rear extension as replacement for the existing rear extension; replacement of existing windows at lower and ground floor levels including the addition of new doors; replacement of timber fence with a brick wall in connection with residential flat (Class C3).

During the course of the applications' assessment the drawings were amended to show the correct depth of the existing 2-storey rear extension.

### ***Design and appearance***

The terrace of 4 buildings (nos.44-50) of which the host building forms part have 2-storey rear closet wings, which are original except for no.50. The rear extension at no. 50 is more of a contemporary design although it mirrors those of the terrace and would appear to have replaced the original extension and it has a slightly larger footprint with a steeper sloped mono-pitch roof.

The depth of the existing rear extension is 1876mm and the depth of the proposed replacement 2-storey rear extension measures 2176mm (with an increase of 300mm), with a flat 'green' roof of. Even with the additional increase in depth this extension would remain subordinate to the host building and is considered not so significant to harm the appearance of the building or the terrace group of which it forms part. Replacement double glazed windows are proposed as part of the extension which would complement and not detract from its appearance. When viewed from the public realm (Lady Somerset Road), there would be no significant discernable difference in terms of the appearance of the replacement extension given the small changes visible (roof). The proposal is considered acceptable and would be in compliance with DP24.

### ***Replacement windows***

The application indicates that replacement timber framed double glazed windows + doors are proposed to be inserted at ground floor level and lower ground floor rear. They are of contemporary design and are considered acceptable.

### ***Amenity***

The house windows orientated due north-east and at the lower ground floor level at no.50, there is a habitable room at the rear located between the two closet wings. The proposed 300mm increase in depth of the replacement closet wing would not cause any significant additional harm through loss of sun/daylight, loss of outlook or views. Similarly, it is not considered that there would be any significant harm caused through loss of sun/ daylight to occupiers' at the lower ground level. The proposal is considered acceptable and is in compliance with policy DP26.

***Recommendation:*** Grant planning permission