

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/12/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		16/11/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Rachel Miller				2012/4999/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat A 103 Messina Avenue London NW6 4LG				Please refer to 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 single storey part-infill extension, with associated internal terrace and two rooflights, to self contained flat (Class C3).							
<b>Recommendation(s):</b>		Grant with conditions					
<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>		No responses received					
<b>CAAC/Local groups* comments:</b> *Please Specify		The site is not in a CA					

## Site Description

The site contains a three storey mid-terrace building on the northern side of Messina Avenue. It is not listed and not located in a conservation area. The building is split into two flats and has a two storey rear closet wing with an existing roof terrace area.

## Relevant History

### 103 Messina Avenue

H4/13/28/17918YO - Change of use to one self-contained flat and one self-contained maisonette, including works of conversion. Approved 13/02/1974.

### 101 Messina Avenue

2011/6062/P - Erection of single storey side extension at the rear, installation of new doors to rear elevation and replacement of window with door to create an internal courtyard, all at ground floor level of flat (Class C3). Approved 02/02/2012.

## 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

DP26 – Managing the impact of development on occupiers and neighbours

Camden Design Guidance 2011

London Plan 2011

NPPF 2012

## Assessment

Planning permission is sought for the erection of a single storey rear infill extension. It would part infill the gap between the closet wings of the host building and the western property at No. 101 and provide additional accommodation for flat 103A. The proposals would sit off the building to create a small terrace area adjacent to the rear bedroom in order to provide light to the bedroom and would finish flush with the rear building line of the closet wing. The extension would measure 4.7m long by 2m wide with a height of 2.7m. The extension would be constructed using London stock brick to match the existing and all new windows and doors would be timber. The roof of the extension would be slate with 2 rooflights.

The design of the extension would match that of the extension approved at the adjacent property number 101 Messina Avenue (approved on 02/02/2012 under reference 2011/6062/P).

The extension would not be visible from the public realm with only limited views from upper floor of property. The extension would be subordinate to the host building and the incorporation of traditional matching materials is welcomed.

On the basis that the extension is at the rear of the property hidden from public view and not located within a conservation area, the design is considered to not harm the character and appearance of the host building or the wider area and is considered acceptable.

There are no sunlight or day light issues created by the proposal due to the height of the surrounding buildings.

Recommendation – Approve with conditions

### Disclaimer

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