

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		09/11/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		25/10/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Miheer Mehta				2012/4812/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
32 Ferncroft Avenue London NW3 7PE				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 extension at rear first floor level to extend rear roofslope and installation of dormer window on this lower roofslope all in connection with existing dwellinghouse (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Conditional Permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<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>09</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site notice displayed from 28/09/2012 until 19/10/2012. Advertised in the Ham and High Newspaper 04/10/2012 until 25/10/2012.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Redington / Frogna! CAAC – no reply to date.					

## Site Description

The application relates to a two-storey plus basement semi-detached single dwelling house located on the east side of Ferncroft Avenue in the Redington/Froggnal Conservation Area. The property is identified as a positive contributor to the character and appearance of the Conservation Area, along with other properties on that side of Ferncroft Avenue.

## Relevant History

### Application site:

February 1973- Alterations and extensions to accommodate a new side staircase (14699) – Granted.

August 1975- Erection of a front garden car port (21057) – Granted.

March 1980- The erection of a glazed enclosure to the external side staircase (29766) – Granted.

August 2012- Erection of a two storey rear extension at basement and ground floor levels in connection with an excavation to enlarge existing basement level to include a lightwell to the front, side (north) and rear elevation, erection of single storey extension to existing rear extension, installation of new roof light and alteration to windows on side elevation of single family dwelling (Class C3) – Granted (Not implemented).

### No. 34 Ferncroft Avenue:

September 2012- Erection of extension at rear first floor level to extend rear roofslope and installation of dormer window on this lower roofslope all in connection with existing dwellinghouse (Class C3) (2012/4810/P) - Currently Under Assessment.

## Relevant policies

### **National Planning Policy Framework (NPPF) 2012**

#### **The London Plan (2011)**

#### **LDF Core Strategy and Development Policies**

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage.

DP24 High quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

#### **Camden Planning Guidance**

CPG 1 - Design (2011)

Section 4 (Extensions, alterations and conservatories) and

Section 5 (Roofs, terraces and balconies)

#### **Redington/Froggnal Conservation Area Statement**

## Assessment

### Proposal

Planning permission is sought for the following:

- Erection of extension to the rear at first floor level to extend the rear roofslope and install a dormer window.

The proposal is to the rear of the property and includes a first floor extension to the rear which would project forward by 1.34m in depth and would increase the floor area of the existing bedroom by 6 sqm.

The main issues for consideration are:

- Design
- Amenity
- CIL

### Design

The works are solely to the rear of the building on the central part of the main rear elevation. The proposal includes alterations to the rear elevation which include extending part of the main rear elevation at first floor level and the existing rear roof slope and a rear dormer which includes replacing the existing first floor level window to the rear.

The proposed works including the dormer window would be in harmony with the style of the existing property and is considered to integrate positively with the existing property.

It will not adversely affect the rear of the surrounding group of houses as there is no uniformity to the appearance of the rear elevation of the group of buildings. It is also noted that the detailing of the proposed first floor rear extension would be potentially mirrored with an identical proposal currently under assessment at No.34 and therefore this would retain a consistent appearance.

None of the proposed alterations would be easily visible from the public realm. Therefore, it is not considered that the proposal would cause any harm to the character and appearance of this part of the Redington/Frognaal Conservation Area. Overall, the proposal is considered to be subservient to the existing building in terms of its height, bulk and detailing.

The proposed materials would match the existing property and a condition would be attached to ensure this is satisfied. The materials would consist of lead roofing, re-using the existing window, tiled roof, brick and gutter to match the existing.

### Amenity

The views of the extension from no.30 would be screened by the existing two-storey rear projection. The position of the first floor rear extension and its limited projection in depth from its immediate neighbour at no.34, does not raise material amenity issues in terms of loss of daylight/sunlight, outlook and privacy. The proposal would not have an adverse impact on the amenity of neighbouring properties on the adjoining sites and would be considered acceptable.

### CIL

The proposal would not be liable for the Mayor of London's CIL as the additional floorspace does not exceed 100sqm or one unit of residential accommodation.

**Recommendation:** Grant conditional permission.

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