

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>06/11/2012</b>
		N/A	<b>Consultation Expiry Date:</b>	<b>18/10/2012</b>
<b>Officer</b>			<b>Application Number</b>	
Aysegul Olcar-Chamberlin			2012/4080/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
3 George Mews London NW1 2EU			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</b>				
Erection of single-storey conservatory at rear upper ground floor level (on Hampstead Road elevation) and single-storey extension at front upper ground floor level (on George Mews elevation) all in connection with existing flat (Class C3).				
<b>Recommendation:</b>		Refuse planning permission		
<b>Application Type:</b>		Householder Application		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	38	No. of responses	<b>02</b>	No. of objections	<b>02</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>The occupiers of 6 George Mews and 435 North Gower Street objected to the proposal. In summary, their concerns are:</p> <ul style="list-style-type: none"> <li>• The building works would create dust and other pollution.</li> <li>• The occupier of 6 George Mews would not be able to use their balcony during the works. This would worsen the health condition of the occupier.</li> <li>• The floors above could tip refuse to the roof of the extension.</li> <li>• The proposed extension is out of keeping with the appearance of the area and there is no precedent for this kind of development in this residential area.</li> </ul>					
<b>CAAC/Local groups comments:</b>	None					
<b>Site Description</b>						
<p>The application property is a raised ground floor flat located close to the centre of a four-five storey residential block which has two primary frontages facing onto Hampstead Road, North Gower Street and George Mews. The main entrance doors to the residential units in this block are on the west side of George Mews.</p> <p>The site is not in a conservation area but George Mews elevation of the host building is opposite to the rear elevation of the Grade II listed terrace of properties at 211-229 (odd) North Gower Street.</p> <p>The site falls within Central London Area.</p>						
<b>Relevant History</b>						
None						
<b>Relevant policies</b>						
<b>LDF Core Strategy and Development Policies</b>						
<p><b>Core Strategy</b></p> <p>CS5 – Managing the impact of growth and development</p> <p>CS14 – Promoting high quality places and conserving our heritage</p> <p><b>Development Policies</b></p> <p>DP24 – Securing high quality design</p> <p>DP26 – Managing the impact of development on occupiers and neighbours</p> <p><b>Camden Planning Guidance 2011</b></p> <p>CPG1 –Design (Section 4)</p> <p>CPG6 – Amenity (Sections 6 and 7)</p>						

## Assessment

**Proposal:** It is proposed to erect an orangery type of conservatory on the raised rear ground floor balcony on Hampstead Road elevation of the building and a small box shaped extension on the front patio on George Mews elevation of the building. The proposed rear extension would provide an additional seating area to the kitchen and the proposed front extension would extend the existing WC.

**Design and Appearance:** The architectural style of the host building is characterised by a complete composition of a set back floor levels with horizontal lines below the top floor levels and projecting balconies on Hampstead Road elevation and symmetrically designed balconies and windows on George Mews elevation. Although the front entrances are located on George Mews elevation of the building this elevation does not appear as prominent as Hampstead Road elevation on street views. Any alteration and extension to these types of buildings are expected not to compromise the overall architectural composition of the host building in accordance with policy DP24.

It is noted that some of the balconies on the upper floors on Hampstead Road elevation of the host building have been partially enclosed with glazing. There are no planning records for these enclosures.

Rear conservatory: The proposed conservatory would be positioned between the projecting columns of the host building. It would have a maximum depth of 3.9m, a maximum width of 3.3m and a maximum height of 3.15m falling to an eaves height of 2.6m.

The rear patio is enclosed by high boundary walls. These walls would screen a bit more than half of the proposed conservatory. The roof and top part of the doors and windows of the proposed conservatory would be visible from Hampstead Road elevation and would appear as an incongruous addition to the host building. The proposed conservatory by reason of its size, bulk, form and detailed design would spoil the architectural composition of the host building detrimental to the appearance and character of the host building and the surrounding area.

Front extension: The proposed front extension would be between the front low boundary wall and the front door of the flat. It would have a width of 1.5m, a depth of 0.8m and a height of 2.4m. It would have a much smaller window than the existing windows on the front elevation.

The proposed front extension would block the existing slim tall window next to the front door and would be an unsympathetic addition to the host building by reason of its form and detailing. Although the proposed front extension would be a small addition to the host building and would not be readily noticeable from the street views it would give an undesirable precedent to similar extensions to the host buildings. Cumulatively, this kind of front extensions would erode from the architectural composition of the host building.

The host building is not designed to accommodate the proposed extensions without significantly altering the architectural composition of the building therefore the proposed extensions are considered to be unacceptable in principle.

**Amenity:** The proposed rear conservatory would be approximately 0.5m from the adjoining flat's kitchen windows (no 2) and would project 1.9m beyond the column. Given the lightweight appearance and largely glazed sections of the proposed conservatory the proposal would not be likely to significantly worsen the level of daylight received by the adjoining flat's kitchen windows. There is an existing overlooking from the rear patio of the application property to those kitchen windows and the outlook from these kitchen windows are limited because of the design of the host building. There would be a very oblique angled view from the openings on the side of the proposed conservatory to the adjoining flat's kitchen windows therefore the proposed conservatory is considered not to raise additional privacy issues. However the proposed conservatory would worsen the existing the outlook from these kitchen windows by reason of its positioning, proximity and projection from the rear wall. The proposed conservatory would be contrary to the aims of policies CS5 and DP26.

The proposed front extension would be approximately 0.7m from the adjoining flat's windows (no 4).

Given the proposed front extension's limited height and projection the proposed front extension would not be likely to significantly reduce to daylight and outlook to that adjoining flat. The proposed front extension would not raise additional privacy issue as it would not have any side windows.

**Other:** Given the additional floor space is less than 100sqm the CIL is not applicable in this case.

**Conclusion:** The proposed rear conservatory would result in an obtrusive addition which would harm the architectural integrity of the host building and the character and appearance of the surrounding area. The proposed front extension would harm the architectural composition and integrity of the host building and the character and appearance of the surrounding area. The proposed rear conservatory would also cause additional overlooking and loss of outlook to the adjoining flat detrimental to the amenities of this flat. The proposal would be contrary to policies CS5, CS14, DP24 and DP26.

**Recommendation:** Refuse planning permission.

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