

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>02/10/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		13/09/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Craig Raybould				2012/4134/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
102 Haverstock Hill London NW3 2BD				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>							
Demolition of rear ground floor extension and construction of new ground floor rear extension, and alterations to front elevation of existing dwelling house (C3).							
<b>Recommendation(s):</b>		Grant full 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	20	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		<p>A press notice was placed in the Ham &amp; High newspaper from 23/08/2012 to 13/09/2012.</p> <p>A site notice was displayed from 15/08/2012 to 05/09/2012.</p> <p>No comments were received from neighbouring properties.</p>					
<b>CAAC/Local groups comments:</b>		<p>The Parkhill CAAC provided comments on 03/09/12.</p> <p>The CAAC object to the proposals on the grounds that the side extension is already too big and no further increase in size should be allowed.</p>					

## Site Description

The application site is a three storey residential property built in 1991 known as The Coach House.

The property is finished in a blue coloured render on the front elevation and a London stock brick to the rear where there is an existing ground floor level extension. The property has a slate tiled pitched roof set towards the back of the property and windows are timber framed sashes. There is an existing Juliette type balcony on the front elevation at first floor level.

The Coach House has been designed to be subservient to the larger building which it directly adjoins, at No. 102 Haverstock Hill.

The property is located in the Park Hill Conservation Area. No. 102 Haverstock Hill is identified as making a positive contribution to the character of the CA.

## Relevant History

**9003257** – Planning permission was granted on 03-01-1990 for the erection of a part 3 part single storey dwelling house together with alterations to the front elevation and erection of a rear single storey conservatory to the existing building.

## Relevant policies

### LDF Core Strategy and Development Policies

#### LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

#### Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

### Parkhill and Upper Park Conservation Area Appraisal & Management Strategy (2011)

#### Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

#### The London Plan (2011)

#### The NPPF 2012

## Assessment

### 1. Proposals

1.1 This application proposes the demolition of the existing ground floor rear extension and the erection of a new extension measuring 6m in length and 2.8m in height (1m longer and 0.3m higher than the existing). The proposed extension will have a rectangular glazed skylight measuring approx. 1.2m (W) x 5m (L). The extension is to be finished in a painted render and incorporates glazed sliding folding doors facing on to the rear garden.

1.2 To the front elevation it is proposed to extend the existing Juliette style balustrade at first floor level to the full width of the first floor to create a useable balcony measuring 4.2 sqm and to replace the existing ground floor level door with a new timber door with glazed panel and replace the existing side window with a full height glazing panel.

1.3 The key planning considerations of this application are: 1. Design – the impact of the works on the appearance of the building and the character and appearance of the CA; and 2. Amenity – the impact of the works on the amenity of neighbouring residential properties.

### 2. Analysis

#### Design

2.1 The proposed extension would measure approx. 1m longer and 0.3m higher than that which exists. It would still be of a similar size and massing and would appear subservient to the main building. The proposed rendered finish, whilst different to the stock brick finish to the rear of the building, would match that of the rest of the building. The proposed skylight would be hidden behind the rear parapet. It is also relevant that there are no public views of the extension and the only private views are those looking down onto its roof from adjoining properties. Its overall visual impact on the appearance of the building and on the character of the CA is considered negligible owing to its confinement to the rear.

2.2 The widening of the metal balustrade to the full width of the front balcony is considered have a limited affect on the appearance of the building and the proposed new door and glazed panel window will be largely imperceptible from street view owing to their lower ground floor level location and the presence of a mature tree in the front garden.

2.3 Taken as a whole, the proposed works are considered to have a minimal affect on the appearance of the building and would preserve and enhance the character and appearance of the CA. This accords with policies CS14, DP24 and DP25.

#### Amenity

2.4 Having regard to its ground floor level location and the marginal increase in size in comparison to the existing extension, the proposed extension is not be expected to give rise to any amenity concerns.

2.5 The proposed changes to the balustrade on the front elevation essentially create a new, useable terrace area of 4.2sqm. The balcony would be screened from the nearby residential windows of no. 105 Haverstock Hill by the existing party wall, so will not give rise to any overlooking. What is more, having regard to relatively small size is not considered to give rise to any significant levels of noise or disturbance.

This accords with policies CS5 and DP26.

### 3. Recommendation

3.1 For the above reasons it is recommended that planning permission be granted.

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