

<b>Delegated Report</b> (Member's Briefing)		Analysis sheet		Expiry Date:	10/10/2012
		N/A / attached		Consultation Expiry Date:	20/09/2012
<b>Officer</b>			<b>Application Number(s)</b>		
Fergus Freeney			2012/4246/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
49 Spencer Rise London NW5 1AR			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(s)</b>					
Conversion from two flats to single dwelling house (Class C3) and erection of single-storey infill extension with glazed roof at rear.					
<b>Recommendation(s):</b>		Grant Planning Permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Site notice: 24/08/2012 – 14/09/2012 Press notice: 30/08/2012 – 20/09/2012  1 comment received – no objection to the extension in principle, however light spillage is a concern.  <i>Officer comment: Given the residential nature of the site it is not considered that lighting levels would be significant. However, a condition will be attached to ensure the roof of the extension is opaque glazed to reduce potential light spillage.</i>					
CAAC/Local groups* comments: <small>*Please Specify</small>	Chetwynd and Twisden Road Resident's Association: <ul style="list-style-type: none"><li>- No objection to conversion from 2 flats to single dwelling.</li><li>- Object to glazed roof as it will cause light pollution.</li><li>- Replacement of timber framed sash windows at first floor level with casement windows is not acceptable. <i>Officer comment: The drawings have been amended to indicate that traditional style timber framed sash windows will be installed to match those at the front of the building.</i></li><li>- Does the extension comply with the newly adopted energy efficiency planning guidance for Dartmouth Park Conservation Area and CPG03: Sustainability. <i>Officer comment: The proposal would need to comply with relevant building control standards in terms of insulation.</i></li></ul>					

## Site Description

The site is located on the north side of Spencer Rise it comprises a two storey mid terrace property. The property is not listed, but is within the Dartmouth Park Conservation Area.

## Relevant History

2012/2990/P - Erection of a single storey infill extension at rear with glazed roof to single family dwelling (Class C3).

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 - Distribution of growth  
CS5 - Managing the impact of growth and development  
CS6 - Providing quality homes  
CS14 - Promoting high Quality Places and Conserving Our Heritage  
DP2 - Making full use of Camden's capacity for housing  
DP5 - Housing size mix  
DP6 - Lifetime homes and wheelchair homes  
DP19 - Managing the impact of parking  
DP24 - Securing High Quality Design  
DP25 - Conserving Camden's Heritage  
DP26 - Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

## Assessment

### Proposal:

1.1 Permission is sought for the erection of a single storey infill extension and the conversion of the property from 2 flats to a single dwelling.

### Assessment:

#### Conversion from 2 flats to single dwelling

Policies DP2 and CS6 of the LDF seek to protect existing housing by resisting development that would involve the net loss of two or more homes. As the proposal would not result in the net loss of residential floorspace and would only involve the loss of one residential unit it is considered to comply with these policies.

The proposed house would provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight, ventilation and outlook. The proposal is consistent with Policy CS6 and the Residential Development Standards contained in Camden Planning Guidance.

All new homes should comply with Lifetime Homes criteria as far as possible, although it is noted that conversions may not be able to fully comply. The constraints of the conversion scheme are such that not all of the criteria can be met but the measures proposed are considered acceptable in this instance.

#### Transport

The site has a Public Transport Accessibility Level (PTAL) of 5. Policy DP18 expects development to be car free in the Central London Area, Town Centres, and other areas within Controlled Parking Zones that area easily accessible by public transport (PTAL of 4 or above).

Given that the number of units will be reduced from two to one it not considered necessary for this development to be car-free.

#### Infill extension

2.2 The rear extension would measure approx 6m in length x 2m in width x 3m in height (sloping down to

2.2m at the boundary. It would be constructed from bricks to match those used in the existing building with a glazed roof and sliding doors.

2.3 The proposal is considered to be acceptable and broadly complies with Camden Planning Guidance in that it would read as a subordinate addition to the building; it would respect the original detailing of the building through the use of matching materials and a pitched roof to match that on the existing rear wing. The proposed window layout is considered to be acceptable and contributes to the vertical emphasis seen at the rear elevation. Furthermore, the ground floor rear of the building is not widely visible as it is partially sunk below the rear garden with a high boundary wall to the rear.

2.4 Although full width, Camden Planning Guidance advises that rear extensions should be designed so as not to be visible from the street, given that the rear ground floor elevation cannot be seen from the street and is not widely visible from properties to the rear, a full width extension is acceptable in this instance.

2.5 The infill extension would fill a space to the side of the existing closet wing extension, this space is relatively narrow at 2m wide, and given its north facing aspect is quite dark. It is not considered to be valuable amenity space – it is therefore considered that the loss of this outdoor space will not impact upon the enjoyment of the dwelling for residents and the remaining garden is sufficiently sized.

2.6 The proposal would also see the rear windows at first floor level replaced with timber framed sash windows. Although different in design the proposed windows would be of a traditional design to match those at the front of the building and are considered to be acceptable.

### 3.0 Amenity

3.1 The proposal is a minor infill extension which slopes down to the boundary wall, it is not considered that the scheme would impact negatively on the amenity of neighbours with regard to outlook, or sunlight/daylight. The rear elevations are north facing so do not benefit from direct sunlight, and the sloped nature of the roof ensures that overall levels of daylight or not significantly affected.

3.2 Given the residential nature of the property it is not considered that light spillage would be significant concern. However, a condition will be added requiring the glazing to be opaque to reduce potential light spillage.

**Recommendation: Grant Planning Permission.**

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