

Delegated Report		Analysis sheet		Expiry Date:		27/08/2012	
Members briefing		N/A / attached		Consultation Expiry Date:		08/08/2012	
Officer				Application Number(s)			
Sam Fowler				2012/3120/P			
Application Address				Drawing Numbers			
31A Lancaster Grove London NW3 4EX				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single-storey rear lower ground floor level extension (following demolition of existing lower ground floor level extension) in connection with existing flat (Class C3).							
Recommendation(s):		Grant planning permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	23	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice 06/07/2012 till 27/07/2012 Press notice 12/07/2012 till 02/08/2012 No representations received.					
CAAC/Local groups* comments: *Please Specify		Belsize CAAC had no objection provided that the extension was reduced in size.					

Site Description

The property is a three storey over basement detached property on the southern side of Lancaster Grove. It is not listed but is identified as making a positive contribution to the Belsize Conservation Area. A rear extension comprised of lightweight materials has been constructed to the rear of the building.

Relevant History

2009/2789/P: Additions and alterations to include a single storey rear extension at lower ground floor level; erection of an outbuilding in the rear garden for use as a studio, to existing flat (Class C3). Granted, 8th October 2009.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Belsize Conservation Area Appraisal and Management Strategy (CAAMS)

Camden Planning Guidance 2011

CPG1 (Design)

CPG3 (Sustainability)

CPG6 (Amenity)

Assessment

Proposal

Planning permission is sought for the demolition of a previously built rear extension, and replacement with a new rear extension. The new rear extension would be the same depth, width and height, but would be comprised of different materials.

Design

Development plan policy DP22 (Securing high quality design) of the Council's LDF require all developments to be of a high standard design and take into consideration the character, setting, context, form and scale of the host building and surrounding properties.

Policy DP24 which requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building and Policy DP25 which requires new development to both preserve and enhance the character and appearance of conservation areas.

Camden's Design Guidance states that rear extensions should be:

- secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

- The width of rear extensions should respect the rhythm of existing rear extensions.

While the CAAC indicated that a reduction in overall size would be preferable, the proposed development would be within the envelope of development created by the existing rear extension. The proposed openings and alterations would not be significant enough to now cause the proposed rear extension to appear visually out of keeping within the surrounding area. The use of timber batten walls and roofline, as well as timber frame windows, would also respect the character and appearance of the conservation area. It is considered that the proposal is in general accordance with the above policies.

Amenity

The proposed development would be within the envelope of the existing rear extension. While a new parapet wall is proposed, it is not considered that this would adversely impact on the amenity of the neighbouring properties with regards to access to sunlight, daylight, noise, overlooking or visual bulk.

Recommendation: Grant conditional permission.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444