

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		20/09/2012							
		N/A / attached		<b>Consultation Expiry Date:</b>		24/08/2012							
<b>Officer</b>				<b>Application Number(s)</b>									
Carlos Martin				2012/3926/P									
<b>Application Address</b>				<b>Drawing Numbers</b>									
63 Quickswood London NW3 3SA				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>													
Erection of single storey rear extension, associated alterations to rear and replacement of front garage door with new opaque window at dwellinghouse (Class C3).													
<b>Recommendation(s):</b>		Grant											
<b>Application Type:</b>		Householder Application											
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice											
<b>Informatives:</b>													
<b>Consultations</b>													
<b>Adjoining Occupiers:</b>		No. notified		02		No. of responses		01		No. of objections		00	
						No. electronic		01					
<b>Summary of consultation responses:</b>		1 support comment from adjoining neighbours at no. 65.											
<b>CAAC/Local groups* comments:</b> *Please Specify		None; not in CA.											

## Site Description

The three-storey terrace property is located on the north side of Quickwood backing onto Adelaide Road. The site is not within a CA.

## Relevant History

**2003/3066/P:** pp granted for the erection of a single storey rear extension and a brick wall at rear end of garden along Adelaide Road at **61 Quickwood**.

**2010/1364/P:** pp granted for the erection of a single storey rear extension, replacement of garage door with a rendered wall and window and alterations to the fenestration at fourth floor level to front of **65 Quickwood**.

## Relevant policies

### NPPF

#### LDF 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

DP26 – Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance 1** – Design

**Camden Planning Guidance 6** – Amenity

## Assessment

A single storey ground floor full width extension with sliding glazed doors opening onto a patio. The extension would be approx. 3.7m (d) x 3.0m (h) x 5.5m. (w). A skylight no higher than the height of parapet wall would be installed in the flat roof of the proposed extension. The scheme also includes the removal of an existing first floor balcony, the replacement of the existing front garage door with an opaque window and the replacement of the front door with a new timber door.

The material planning considerations are as follows:

- Both neighbouring properties at nos. 65 and 61 feature similar rear extensions and it is not considered that the proposed extension would dominate the main building. The proposed full width extension is acceptable in terms of visual bulk, scale, height and design.
- The visibility from the Adelaide Road would be limited due to the height of the rear boundary treatment and the fact that the rear garden is at a significant lower level than Adelaide Road.
- The impact on adjoining occupiers would be minimal due to the existing similar extensions at either side.
- Given the location of the garden within very close proximity to a busy road, it is considered that it does not have a significant amenity value and a reduction in size to create additional habitable floor space is considered acceptable. The property also benefits from a terrace at roof level.
- It is considered that alterations to the front elevation would not harm the architectural integrity of the building and would match alterations to properties nearby.

The application is accordingly recommended for approval.

**Disclaimer**

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