

Delegated Report		Analysis sheet		Expiry Date:		10/09/2012	
		N/A / attached		Consultation Expiry Date:		23/08/2012	
Officer				Application Number(s)			
Carlos Martin				2012/3749/P			
Application Address				Drawing Numbers			
Ground Floor Unit 165 Haverstock Hill London NW3 4QT				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey rear infill extension at ground floor level for storage purposes (Class A1)							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 02/08/2012 to 23/08/2012. Site notice displayed from 25/07/2012 to 15/08/2012. 1 comment raising no objections.					
CAAC/Local groups* comments: *Please Specify		Belsize CAAC: No objection.					

Site Description

The application site relates to a four-storey mid-terrace property located on the east side of Haverstock Hill, within the Belsize Park Conservation Area. The property comprises a commercial unit (class A1) at ground floor level and residential use above (class C3). The site is not listed and forms part of a designated neighbourhood centre.

Relevant History

2012/4069/P: erection of roof extensions to Nos. 165 and 167 Haverstock Hill in connection with the existing top floor flats (Class C3). Currently being assessed.

2011/0727/P: pp granted for change of use of ground and lower ground floors from a food and wine shop (Class A1) to professional and financial services (Class A2).

TP71166/14377: pp granted for The erection of a single-storey cold store and plant addition in yard at rear of shop. 14/12/1953.

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

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 1 – Design

Camden Planning Guidance 6 – Amenity

Belsize Conservation Area Appraisal

Assessment

Planning permission is sought for the erection of a single storey rear extension at ground floor level. The proposed extension would infill the existing yard at the back of the property except for a small corridor which would be retained as a fire escape exit. The extension would be built in bricks to match existing and would serve as a storage and staff room.

The extension would not be visible from the public realm and no objections are raised in conservation or design terms. It would be located between an existing extension and the existing high boundary wall and therefore it would have no impact on the amenity of neighbouring properties.

The proposal broadly complies with policies C14, D24 and DP26 and is therefore considered acceptable.

Recommendation: Grant.

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