

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>02/07/2012</b>
		N/A		<b>Consultation Expiry Date:</b>	14/06/2012
<b>Officer</b>			<b>Application Number(s)</b>		
Sam Fowler			2012/0748/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
108 A BELSIZE ROAD LONDON NW6 4BG			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 a single storey rear extension (Class C3) (Retrospective).					
<b>Recommendation(s):</b>		Grant conditional permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	1	No. of objections	1
			No. Electronic	00		
Summary of consultation responses:	Site notice displayed from 15/05/1012 until 05/06/2012. Advertised in the Ham and High 24/05/2012.  One letter of objection received from the occupier of no. 104 Belsize Road. Objections are on the following grounds: <ul style="list-style-type: none"><li>• The development causes harm to the design and appearance of the row of Victorian terraced buildings.</li><li>• The materials that have been used do not match the colour of the existing materials.</li><li>• The development is causing a loss to neighbouring amenities as it causes a loss of privacy, noise pollution, and other general disturbance.</li></ul>					
CAAC/Local groups* comments: *Please Specify	N/A					

## Site Description

The subject site is a rectangular shaped property on the northern side of Belsize Road. The main feature on the property is a mid-terrace building that has been divided into flats. The subject site is 108a Belsize Road, which is located at the lower ground level. The building has had a single storey rear extension, finished in brick and with three rooflights within a flat roof, attached to the original rear wall.

The building is not a listed building, but it is located within the South Hampstead Conservation Area.

## Relevant History

**EN12/0041** - Enforcement Investigation opened in relation to erection of a rear extension without planning permission – **Opened January 2012.**

- The current application seeks to remedy this breach in planning control.

**2003/3531/P** - The erection of a replacement existing front porch to match adjoining property; the demolition of the existing and the erection of a new front garden wall to match adjoining property; the replacement of the existing rear door and window with 2 glazed doors.

**GRANTED 02/02/2004**

## Relevant policies

### London Plan 2011

### LDF Core Strategy and Development Policies 2010

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

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

### Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

### South Hampstead Conservation Area Appraisal and Management Strategy

## **Assessment**

### **Proposal:**

The application is seeking retrospective planning permission for the aforementioned single storey rear extension at lower ground floor level. The rear extension has a flat roof, 2.9m in height. It is 2.7m in depth and 5.65m in width.

The rear extension is being used as a conservatory. Three rooflights are found within the roofline of the flat roof. A parapet wall feature is included along the flanks of the extension. A set of windows and French doors are found within the rear elevation.

### **Assessment:**

The main issues to be considered are the design impact on character of the proposal and the potential impact on neighbouring amenity.

#### **Design / Impact on character:**

The South Hampstead Conservation Area Appraisal identifies rear extensions and the loss of gardens to hard landscaping as issues which detracts from the character of the conservation area. The appraisal document states that particular care should be taken to ensure that the attractive garden setting of the host building, neighbouring gardens and any private open spaces is not compromised by overly large extensions and areas of hard landscaping.

The appraisal document further states that particularly in cases where rear elevations are visible from neighbouring gardens or long views, alterations and extensions to the rear should respect the historic pattern of development, and preserve the character and historic features of existing buildings.

In this instance the proposal would involve retrospective permission for an existing rear extension. While it is noted that there are no other examples of these types of extension on neighbouring properties, it is considered that the proposal, due to its relatively modest size and design, would not appear out of keeping with the area. In addition, the proposal would be a lower ground level and would marginally project above the site's boundary walls. In light of the above, the proposal would not appear as a prominent feature in the rear garden environment and is unlikely to be seen from the neighbouring gardens. The application site would retain a large rear garden as the rear extension is only 2.7m in depth, and sufficient soft landscaping in the rear garden would be retained.

Therefore it is considered that overall the proposal would not detract from the character and appearance of the host building or the wider conservation area, and is in accordance with the LDF Core Strategy and Development Policies.

#### **Impact on amenity:**

As discussed above, the proposal would not project significantly above the existing fences on each flank boundary. As such, seen from the immediate neighbouring properties, the proposed extension at lower ground level is not considered to appear overly dominant. Due to the existing extensions at these neighbouring properties and the proposal being kept at relatively low level, no undue overshadowing is considered to occur.

Insofar as the flats above 108a Belsize Road, it is not considered that the proposal is of such a sufficient size that it would cause an undue overbearing and obtrusive impact on the residential amenities of any of these properties.

### **Conclusion:**

Overall the proposal is considered to preserve the appearance of the host building and would not cause harm to the character of the wider conservation area. The development would therefore comply with the aims and objectives of core policy CS14 and development plan policies DP24 and DP25 of the LDF.

The development is not considered to result in a harmful impact on the amenities of neighbouring properties and would therefore be consistent with policy DP26 of the LDF.

**Recommendation:**

Grant permission subject to conditions.

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 2<sup>nd</sup> July 2012. For further information please click [here](#).