

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	25/05/2012
		N/A / attached	<b>Consultation Expiry Date:</b>	17/05/12
<b>Officer</b>			<b>Application Number(s)</b>	
Connie Petrou			2012/1827/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
123a Gloucester Avenue London NW1 8LB			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>				
Enlargement of existing rear extension at raised ground floor level and erection of glazed conservatory to rear garden of flat (Class C3).				
<b>Recommendation(s):</b>		Grant		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>09</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Press notice advertised 26/04/12  Site notice displayed 18/04/12</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>Primrose CAAC</p> <p>Comment</p> <p>No objection in principle. We advise, however, that the rear elevation of the addition should have a window, to follow local policy guidance in the LDF at PH27 (Primrose Hill conservation area statement p. 33) which states that 'Rear extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace ..'. We note that the rear of the property is very visible from the street (Fitzroy Road).</p> <p>Office response: The rear elevation has been amended to include a traditional sash window at first floor level which aligns with the window above.</p>					

## Site Description

The application site is located on the southern side of Gloucester Avenue. The application relates to the ground floor maisonette. The building is finished in brick and has a large rear garden. The property is not listed but is located in the Primrose Hill Conservation Area.

## Relevant History

None

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 (Distribution of Growth –make best use of limited land); CS5 (Manage impact of growth); CS14 (Promote high quality places and conserve our heritage)

DP24 (Securing high quality design); DP26 (Managing the impact of development on occupiers and neighbours)

**Camden Planning Guidance 2011**  
**Primrose Hill Conservation Area Statement**

## Assessment

The proposal seeks planning permission for an extension to existing bathroom on rear extension at raised ground floor level and erection of and conservatory infill at lower ground floor level. The existing decked terrace is to be dismantled and a new brick extension is to be erected above the existing study. Two timber sash windows are proposed on the side of the new extension and a single sash window on the rear elevation. The conservatory is single storey with a gentle sloping pitch which extends upward away from the side return. The conservatory is in line with the rear elevation of the existing extension.

The material planning considerations are as follows:

First Floor Extension:

- The scale of the proposal is considered appropriate. The extension would be of a very modest size and though it would be at first floor level would remain subservient to the parent building.
- The design of the proposal is simple and in keeping with the design of the property. The insertion of sash window on the rear elevation, which aligns with the fenestration on the upper floors, aids the design.
- The proposed alterations are not considered to be visually obtrusive within the setting of the conservation area as the rear elevations of properties along this side of Gloucester Avenue are not unaltered.
- There is an existing 3.5m wall between the host property and neighbouring property no.121. The proposed development adds an additional height of approximately 1.5m which is not considered to materially affect the outlook or daylight of the neighbouring property windows.
- There are no privacy issues introduced as a result of this proposal as the new windows either face onto a flank wall or the rear garden.

Ground floor conservatory

- The conservatory would be a simple glazed structure and its lightweight appearance is not considered to harm the character or appearance of the host building.
- It would not project beyond the rear wall of the existing extension and would be subordinate to the building being extended and allow for the retention of a reasonably sized garden.

- The extension is set well within the curtilage of the property and it is not considered to have any impact on the neighbouring properties in terms of outlook, privacy and light.

Recommendation: Approve

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