

Delegated Report		Analysis sheet		Expiry Date:		24/05/2012	
		N/A / attached		Consultation Expiry Date:		03/05/2012	
Officer				Application Number(s)			
Fergus Freeney				2012/1604/P			
Application Address				Drawing Numbers			
10 Fitzroy Road LONDON NW1 8TX				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extension and associated walled enclosure with gate to rear area of dwelling house (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice: 05/04/2012 – 26/04/2012 Press notice: 12/04/2012 – 03/05/2012					
CAAC/Local groups* comments: *Please Specify		Primrose Hill CAAC – No Objection					

Site Description

The site is located on the north west side of Fitzroy Road. It comprises a 3 storey mid terrace property which is subdivided into flats.

The site is not listed, but is within the Primrose Hill Conservation Area.

Relevant History

2008/5783/P - Enlargement of roof extension at rear and new conservation rooflight to front elevation of dwellinghouse. *Granted 3/03/2009*

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Primrose Hill Conservation Area Statement

Assessment

Proposal: Permission is sought for the erection of a single storey conservatory style rear extension at ground floor level at existing flat.

Assessment: The existing flat has access to a small outdoor yard area measuring approximate 5m in length x 2m in width, the proposal would see a glazed conservatory style extension measuring 3.4m in length x 2m in width x 3.5m at its highest point. A small outdoor seating area measuring approximately 2m x 2m would be retained.

The proposal is broadly considered to comply with Camden Planning Guidance, given its modest proportions it is subordinate to the building being extended; it respects the appearance of the building and would read as a light, modern addition; it does not interfere with any important original features and a small outdoor space would be retained. When viewed in context there are a number of large glazed extensions at the rear of properties at this part of Fitzroy Road, this addition would be much smaller than those seen at surrounding properties.

Whilst the retained outdoor space would be modest in size it is considered that, given the existing layout which is very narrow in form, it is not the most useable to space. Furthermore it is a hard surfaced yard area so no important green space would be lost.

There would be no impact on the amenity of adjoining neighbours; the extension would be situation between two high boundary walls so there would be no potential for overlooking. It is considered that the residential use would be insufficient to allow for significant light pollution to adjoining properties.

Recommendation: Grant Planning Permission

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