

Delegated Report		Analysis sheet		Expiry Date:		25/04/2012	
		N/A / attached		Consultation Expiry Date:		12/04/12	
Officer				Application Number(s)			
Connie Petrou				2012/1248/P			
Application Address				Drawing Numbers			
Basement Flat 76 - 78 Gloucester Avenue London NW1 8JD				Site Location Plan; (prefix 1201-643-) 001; 002; 101A; 102; 005.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extension to existing ground floor flat (Class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	20	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		1 letter of support Site notice displayed 14/03/12 Press notice advertised 22/03/12					
CAAC/Local groups* comments: *Please Specify		Primrose Hill CAAC No objection					

Site Description

The site is located on the north side of Gloucester Avenue and is occupied by a 4 storey mid terrace town house. The property is not listed but is located in the Primrose Hill Conservation Area.

Relevant History

2924 - The erection of a single storey addition at the rear of the ground floor flat as a extension to the living room at Nos. 76-78, Gloucester Avenue –Approved 11/01/1967. Unimplemented

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth); CS5 (Manage impact of growth); CS14 (Promote high quality places and conserve our heritage)

DP24 (Securing high quality design); DP25 (Conserving Camden's heritage/conservation areas); DP26 (Managing the impact of development on occupiers and neighbours).

Camden Planning Guidance 2011 Primrose Hill Conservation Area Statement

Assessment

Proposal

The proposal is for an extension to the existing kitchen of the ground floor flat. The main considerations are:

- design
- amenity

Revisions: The original proposal included the installation of glass to the front vaults this has now been removed at the applicants request and only the rear extension is being considered as part of this application.

Design

The building has an original three storey rear extension and this application proposes to add a small extension to the existing extension at ground floor level and would sit along the boundary wall of the neighbouring extension at 80 Gloucester Avenue. The extension would measure 1.2m (d) 2.6m (w) and 2.6m (h) with a mono-pitch roof. It would not project further than the rear wall of the neighbouring extension and would be subordinate to the building being extended and allow for the retention of a reasonably sized garden.

The design is simple replicating the existing rear elevation with exposed brick helping it relate to the existing building and surrounding properties. The use of upvc frames rather than timber is considered acceptable in this case as they are positioned in the extension rather than in the main building and will only be visible by the flat occupants. The extension would therefore have no harmful affect on the character and appearance of the host property or the conservation area.

The host property is within a terrace which has had a number of alterations conducted at the rear of the properties, albeit most of these have been minor infill extension there are a number of other examples of more substantial extensions including those at nos. 62-64 and no. 88 Gloucester Avenue. Therefore, it is not considered that the proposals would harm the integrity of the terrace when read as a whole.

Amenity

The proposed extension, due to its location at ground floor level would not cause any additional overlooking or loss of light or privacy to neighbouring properties.

As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

Recommendation: Grant Planning Permission

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