

Delegated Report		Analysis sheet		Expiry Date:		01/05/2012	
		N/A / attached		Consultation Expiry Date:		05/04/2012	
Officer				Application Number(s)			
Carlos Martin				2012/1188/P			
Application Address				Drawing Numbers			
Flat A 92 Belsize Road London NW6 4TG				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extension to existing residential 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	06	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	Press notice published from 15/03/2012 to 05/04/2012. Site notice displayed from 09/03/2012 to 30/03/2012. No response.						
CAAC/Local groups* comments: *Please Specify	None; no local CAAC exists at present.						

Site Description

The application site relates to a three-storey semi-detached property located on the north side of Belsize Road, within the South Hampstead Conservation Area. The building is not listed but has been identified as a building that makes a positive contribution to the character and appearance of the CA.

The property is divided into three units, one on each floor.

Relevant History

None.

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: 1 (design) & 6 (amenity)

South Hampstead Conservation Area Appraisal

Assessment

The originally proposed full-width extension has been amended and its width reduced. It would now be approx. 4.8 m wide by 3.0 m deep and would have a height of 3.0m. The extension would be built with matching brickwork and would feature flat roof with a coping stone and a set of timber frame doors.

The proposed extension is considered to be subordinate in term of size and scale to the existing building and sympathetic in terms of materials. Being located at the rear, the extension would not be visible from the public realm.

The South Hampstead Conservation Area Appraisal advised that *"any development of rear garden spaces should not detract from the general feeling of openness, and should ensure that most of the existing garden space is retained"*. The property benefits from a large rear garden and ample green space would be retained after extending.

The proposed works are considered to be respectful to the character and appearance of the building, unobtrusive in the streetscene and sympathetic to the character and appearance of the conservation area. As such, the proposed works are considered to have appropriate regard for the relevant policies of Camden's Local Development Framework.

Recommendation: Grant.

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