

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>04/05/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		19/04/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2012/1431/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
22 Well Road London NW3 1LH				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 replacement single storey side extension, at single dwelling house (Class C3).							
<b>Recommendation(s):</b>		<b>Grant</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<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>01</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press notice published from 29/03/2012 to 19/04/2012 Site notice displayed from 21/03/2012 to 11/04/2012  No response.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Hampstead CAAC: No objection.  The Heath & Hampstead Society: The proposed trellis would be a discordant element in the street scene.  <u>Officer comments:</u> The proposed trellis has been removed from the application					

## Site Description

The application site relates to a two-storey detached house located on the corner of Well Road and Cannon Lane. The property is not listed, but is located within the Hampstead Conservation Area and has been identified as a positive contributor to the character and appearance of the CA.

## Relevant History

**2008/4521/P:** pp **granted** for the replacement of two front casement windows at ground floor level with sliding sash windows and replacement of timber shingles with brickwork on front elevation of dwelling house.

## 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)

**Hampstead Conservation Area Appraisal**

## Assessment

Planning permission is sought for the demolition of the existing single storey side extension and the erection of a new single storey side extension. The new extension would be a mostly glazed structure supported over a London stock bricks to match existing. It would feature a tiled pitched roof and an oak frame.

Due to the pitch roof, the structure appears to be tall but it is considered to be subordinate in term of size and scale to the existing building and sympathetic to its style in terms of design and materials. Due to its location and the existing high boundary walls and vegetation, the extension would be hardly be visible from the public realm.

Due to its location and the distance to any neighbouring property, the proposal does not raise any residential amenity issues.

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.

### Disclaimer

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