

Delegated Report		Analysis sheet		Expiry Date:		12/04/2012	
		N/A		Consultation Expiry Date:		15/03/2012	
Officer				Application Number(s)			
Jenna Litherland				2012/0741/P			
Application Address				Drawing Numbers			
2 ALDRED ROAD LONDON NW6 1AN				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear ground floor level extension in connection with existing dwellinghouse (Class C3).							
Recommendation(s):		Grant conditional permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No representations received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site comprises a terraced two storey single family dwellinghouse. The property is located on the western side of Aldred Road. The property is not listed or located within a conservation area.

Relevant History

2011/6061/P: A Certificate of Lawfulness was granted on 31/01/2012 for the Erection of 2x dormer roof extensions and 2x rooflights to front elevation at single dwelling house (Class C3).

Relevant policies

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage

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

Camden Planning Guidance 2011
CGP1 – Design

Assessment

Planning permission is sought for the erection of a single storey rear infill extension which wraps around the closet wing. The extension would have a width of approximately 1.3 metres from the closet wing, infilling the gap between the closet wing and the boundary wall, and a depth of approximately 1.4 metres beyond the closet wing. The extension would have a lean-to glazed roof. The roof would have a maximum height of 3.1 metres. The rear elevations of the extension would contain timber framed doors.

Design

LDF policies allow domestic extensions and alterations provided they do not harm the character and appearance of the existing property or the amenity of nearby neighbours and occupants. The impact of the development is discussed further in the report.

The proposed extensions would be at ground floor level only. The extension would infill the gap between the closet wing and the boundary wall with no. 1 however it is not considered to dominate the original building. The extension would be constructed over the boundary wall and would have a glazed roof. The doors on the rear elevation would be timber to match those at the existing property. The proposed extension is modest in scale and height and is considered to be subordinate to the host building. The proposed materials are considered acceptable.

Residential amenity

The extension would be located adjacent to the boundary with no. 1. The roof of the proposed extension slopes towards this boundary. It is considered that given its modest height and the slope of the roof it would not result in a loss of light to the ground floor rooms at no. 1. The proposal would not result in overlooking to any neighbouring property.

Conclusion

The proposed extensions would not harm the visual appearance of the existing property or

surrounding area, nor would there be any harm to the amenity of nearby residents and occupants.

Recommendation: Grant conditional permission

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