

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		12/04/2012	
		N/A / attached		Consultation Expiry Date:		21/03/2012	
Officer				Application Number(s)			
Carlos Martin				2012/0957/P			
Application Address				Drawing Numbers			
33 St Crispin's Close London NW3 2QF				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single-storey rear conservatory at single 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	04	No. of objections	02
				No. Electronic	04		
Summary of consultation responses:		<p>Site notice displayed from 29/02/2012 to 21/03/2012.</p> <p>4 objections originally received from occupiers at nos. 34 and 35 St Crispin's Close. The 2 objections from no. 35 have been withdrawn after amendments. The objections of no. 35 are based on the following grounds:</p> <ol style="list-style-type: none"> 1. The rear of these properties is north facing and a brick extension sitting along the boundary with no. 34 will block light. 2. An almost 4m high extension will be imposing and an overdevelopment. 3. The extension would set an unwanted precedent in the close, were other extensions have been small size conservatories. 4. The extension will devalue the price of no. 34. 5. Sound levels from trains might be significantly increase from by the 					

	<p>funnelling effect of the extension.</p> <p><u>Officer's comments</u></p> <ol style="list-style-type: none"> 1. The originally proposed solid brick extension has been amended to a conservatory type extension and has been set 300mm away from the boundary line, which will reduce the impact on no. 34 in terms of loss of light and increase sense of enclosure. 2. The height of the extension has been reduced to 2.3m at the eaves and 2.9 at the ridge from the originally proposed 3.2m flat roof extension (3.8 including the skylight). The conservatory is of an average height and it is not considered excessive for this type of development. 3. Extension amended to a conservatory. 4. The potential impact of a proposal on the price of adjoining properties is not a planning matter. 5. With a depth of 3.2m it is not considered that the conservatory would have a significant tunnelling effect to increase noise from trains.
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>None; not in CA.</p>

Site Description

The application site relates to a three storey mid-terrace single dwelling house constructed in the early 1980's, located on the northern side of St Crispin's Close backing onto the railway line. The site is not located within any conservation area and is not listed; however a condition was imposed on the original permission restricting permitted development rights.

Relevant History

35503: pp **granted** for the development of the site by the erection of a scheme of 24 houses and 12 flats. 10/05/1983.

8 St Crispin's Close

2010/5267/P: pp **granted** for the erection of a single storey rear conservatory extension to existing single dwelling house. 29/11/2010

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

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 Panning Guidance

Assessment

1.0 Proposal

- 1.1 The proposed conservatory would be set 300mm away from the boundary lines and would have a depth of 3.2m. It would feature a sloping roof which is 2.3m in height at the eaves and 2.9m at the ridge. A single rear door would provide access to the rear garden through a set of 3 steps.
- 1.2 The proposal has been amended following neighbours concerns and officers' advice. The original plans were for a solid brick extension of the same footprint but of a height of 2.9m (from internal ground level). The proposed lower conservatory has been set back from the side boundaries by 30cm.

2.0 Main planning considerations

- 2.1 The main planning issues to be considered are: the impact of the proposal in terms of design and the impact of the proposal on the amenity of neighbours.

3.0 Design

- 3.1 Although the proposal is almost full width, the conservatory will not obscure any distinguishable architectural features. The site is not within a conservation area and will not be visible from the public realm. The proposed extension is subordinate to the host building, it is not considered to dominate the rear elevation and it would allow for the retention of a reasonably sized garden.
- 3.2 St Crispin's Close is a 1980's development comprising various two to three storey houses and flats arranged around small cul-de-sacs and communal courtyards/green spaces. Some of the properties have already been extended, mostly by adding a conservatory to the rear. This is the case of nos. 35 and 36, located near the application site. The proposed conservatory therefore is not considered to harm the appearance of the parent building or the area generally and broadly complies with policies CS14 and DP24 of the LDF.

4.0 Amenity

- 4.1 It is acknowledged that given that the rear openings of the adjoining properties are north facing, light is limited at the rear. However, the proposed extension would be a lightweight glazed structure of a reasonable height and depth, which would have a limited impact on loss of daylight and sunlight or increased sense of enclosure on the adjoining properties. The existing fences at either side of the proposed conservatory, which would be retained, are of height of 1.8m approx, and the proposed conservatory would only project approx. 1m above them, hence any impact on loss of light would not be significant.

5.0 Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 10th April 2012. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>