

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>02/03/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>09/02/2012</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freeney				2012/0070/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
143A King Henry's Road London NW3 3RD				See 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 single storey rear extension with roof lights (Class C3)							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</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>12</b>	No. of responses	<b>02</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site notice: 13/01/2012 – 03/02/2012 Press notice: 19/01/2012 – 09/02/2012  Two letters of support received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Belsize CAAC – No objection in principle, however the opening to rear should follow the style of the existing windows.					

## Site Description

The site is located on the south side of King Henry's Road. It comprises a four storey semi detached property.

The site is not listed, but is within the Belsize Conservation Area.

## Relevant History

No relevant history.

## 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

### Belsize Conservation Area Statement

## Assessment

### 1.0 Proposal:

- 1.1 Permission is sought for the replacement of an existing side and rear conservatory with a contemporary single storey rear extension.
- 1.2 The proposal has been revised to render the rear part of the extension following advice from officers.

### 2.0 Assessment

#### Design

- 2.1 The existing conservatory extension is not considered to contribute to the appearance of the host building; it appears cluttered and is in need of repair. It is not considered that its loss would harm the character or appearance of the host building or wider conservation area.
- 2.2 The proposal would see the existing conservatory replaced with a single storey rear extension with a slightly larger footprint. It would extend from the rear of the building by approximately 5m and would be 7.2m in width x 3.2m to the top of the parapet.
- 2.3 The proposed rear extension is considered to be acceptable, although the footprint would be larger than existing it would still be subordinate to the host building and a large garden would remain. It would also respect and preserve remaining architectural features and would compliment the original design and proportions of the host building.
- 2.4 The extension would be constructed from rendered masonry and metal framed glazing/sliding doors. These materials are considered to be appropriate to the host building and conservation area.
- 2.5 Although the windows/doorways do not line up with windows above, as is encouraged by Camden Planning Guidance, it is considered that in this instance the contemporary styling and general design of the extension would allow to be read as a separate and later addition to the host building. Furthermore, the rear elevation of the property is not widely visible from either the public realm or private dwellings; it will therefore have little impact on the appearance of the wider conservation area.

2.6 The extension would be erected at the side of the existing property but set back behind an existing front wall, the bulk of the extension would be hidden beneath this wall and would be no higher than the existing side extension. However, roof lanterns would be located at roof level which project above the height of the front wall. These would be set back from the front building line, and given the constrained nature of the site would not be visible from the street unless viewed from directly on, it is not considered that viewing these additions from a limited perspective would result in demonstrable harm to the conservation area or host building.

#### Amenity

2.7 There would be no impact on the amenity of adjoining neighbours, the extension replaces an existing side and rear conservatory, and although the footprint to the rear would be enlarged it is not considered that this would result in additional harm in terms of loss of sunlight/daylight, outlook or privacy.

**Recommendation: Grant Planning Permission**

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