

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>		09/03/2012	
		N/A		<b>Consultation Expiry Date:</b>		23/02/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Ben Le Mare				2011/6243/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
39 Hollycroft Avenue London NW3 7QJ				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 two storey glazed rear extension at lower ground and ground floor levels in connection with existing dwellinghouse (Class C3)							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed outside the property between 24/01/2012 and 14/02/2012 and a press notice was issued in the Ham & High on 02/02/2012.  No letters of objection have been received from the occupiers of neighbouring properties.					
<b>CAAC/Local groups comments:</b>		<u>The Heath and Hampstead Society</u> The proposal would result in a characterless box being attached to the rear elevation of the property which would damage its architecture and should be refused.  <u>Redington/Frogna CAAC</u> The extension should be designed to be more in keeping with the excellent architecture of the original house.					

## Site Description

A semi-detached 2-storey single family dwelling house with roof accommodation, located on the northeastern side of Hollycroft Avenue. Designed by Quennell, the property dates from the early 20<sup>th</sup> century and is constructed in the arts and crafts style. While not listed, the house is identified as making a positive contribution to the Redington / Froggnal Conservation Area in which it is located.

## Relevant History

2005/1171/P - The erection of a 2-storey glazed conservatory to enclose the new spiral staircase to the rear elevation linking the lower ground floor and ground floor levels, the replacement of two windows at rear lower ground floor and ground floor with a two storey projecting glazed element, the replacement of garage doors with new window to match existing and other minor alterations to fenestration – Withdrawn

2010/1962/P - Erection of a garden structure in the rear garden to dwelling house (Class C3) – Granted 17/06/2010

2010/2059/P - Enlargement of existing basement to front elevation of existing house (Class C3) – Granted 14/06/2010 (not yet implemented)

## Relevant policies

### The London Plan (July 2011)

#### 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)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

### Redington / Froggnal Conservation Area Statement (January 2003)

#### Camden Planning Guidance 2011

CPG1 (design)

CPG6 (amenity)

## **Assessment**

### **The Proposal**

The application proposes the erection of two storey glazed extension at lower ground and ground floor levels on the rear of the property. The proposal measures 3.5m (l) x 5m (w) x 5.7m (h) and has a set of sliding doors. The structure is predominantly glass with a power coated aluminium frame. Internally, the structure only provides additional floorspace on the lower ground floor, with a staircase leading up the TV room on the ground floor.

### **Assessment**

The main planning issues associated with the proposal relate to the visual impact on the character and appearance of the Belsize Conservation Area and residential amenity. These issues are addressed below in the context of planning policy and other material considerations.

### **Design**

Policy DP25 of the LDF requires all alterations and extensions within designated conservation areas to preserve and enhance the character and appearance of the area. The guidance in CPG1 also requires extensions to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing and respect and preserve the original design and proportions of the building. The Redington / Froggnal Conservation Area Statement (2003) states under its guidelines for new development that the acceptability of larger extensions depends on the particular site and circumstances (RF24) and the design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of the original building (RF26).

The lower ground floor and ground floor rear elevations of the property have been altered over time by the insertion of new glazing, which in respect of the bay window are of a very modern design. A review of the planning history has established that permission was not granted for these alterations to the fenestration, but through being installed over 4 years ago they are immune from any future enforcement action. Planning permission was however secured in June 2010 as part of the basement application (2010/2059/P) for bi-folding doors at lower ground floor level, a consent which has not been implemented. The historical character of the first floor and the roof remain unchanged.

Although a glass box of this nature would introduce a modern element to the building, as identified above, the rear elevation of the property at lower ground and ground floor levels has been altered over time and none of the original fenestration remains in place. The proposal however would ensure that the original red bricks on the rear wing at ground floor level remain in-situ and would be visible through the extension when viewed from the garden of the host building and neighbouring properties. In addition, the proposal's height would ensure that the historical features of first floor and roof space would remain unaltered.

The extension is proposed to be set in by 0.9m on either side of the property's rear wing and measures 3.5m in length. The size and siting ensures therefore that the proposal represents a subordinate addition and respects the proportions of the host building. The proposal is also regarded to be relatively minor when considered in the context of the larger rear extensions at Nos. 37 & 35.

The proposal is regarded on balance to appropriate in design terms and preserves the character of the host building and the Conservation Area. It is therefore in accordance with the guidance set out in CPG1 (Design) and policies DP24 and DP25 of the LDF.

### **Amenity**

The extension is sited 2.5m from the side boundary and at a lower ground level to the nearest adjoining property (No.37) which therefore ensures there would be no loss of daylight/sunlight or outlook to the occupiers.

Whilst the proposal is almost entirely glazed, the additional floorspace is being created on the lower ground floor and would therefore not result in a loss of privacy to the occupiers of the neighbouring properties. The resulting lightspill is also considered not be significantly detrimental to residential amenity.

The proposal is therefore considered to comply with the guidance set out in CPG1 and Policy DP26 of the LDF.

**Recommendation**

Grant planning permission.

**DISCLAIMER**

**Decision route to be decided by nominated members on Monday 5<sup>th</sup> March 2012. For further information see**

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