

Delegated Report		Analysis sheet		Expiry Date:		03/02/2012	
		N/A / attached		Consultation Expiry Date:		10/01/2012	
Officer				Application Number(s)			
Philip Niesing				2011/6151/P			
Application Address				Drawing Numbers			
44 Castle Road London NW1 8PN				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replace existing lean-to side extension with a new flat roof (with rooflight) single storey side extension to 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	7	No. of responses	02	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice 15/12/2011 until 05/01/2012 The occupiers of 85 and 87 Castlehaven Road (these properties adjoin the application site to the side) wrote in to confirm their general support of the proposal.					
CAAC/Local groups* comments: *Please Specify		n/a					

Site Description

The application site constitutes a residential property located on the northern side of Castle Road, and comprises a three storey end of terrace dwellinghouse, with an existing single storey lean-to side addition. The eastern boundary adjoins commercial properties situated within Castlehaven Road.

The building is not listed and the site does not fall within a designated conservation area.

Relevant History

1974 Permission was granted for a change of use including works of conversion, to form two self-contained units (G1125/3/18348). *Officer's Note: From the application and planning records it would appear that the property is in single family use.*

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth
CS5 Managing the impact of growth and development
CS6 Providing quality homes
CS13 Tackling climate change through promoting higher environmental standards
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

Camden Planning Guidance, 2011

Assessment

Overview

Planning permission is sought to replace an existing run down lean-to extension to the side of this dwellinghouse, with a new single storey flat roof extension, to provide a dining room and study. The proposed new side extension would be similar in size than the existing; it would be 2.2 metres wide x 8.3 metres in length (extending the entire depth of the house) and have a maximum height (parapet height) of 2.9 metres. It would be flush with the front elevation and project 600mm beyond the rear wall.

The proposal is for a flat roof (2.6 metres in height) with a sky-light incorporated near the rear end of the proposed extension. The frame of the sky-light would protrude 100mm above the front and side parapet wall of the proposed extension.

Design

The design and appearance of the proposed side extension is considered acceptable, as it would remain subservient in appearance to the main dwellinghouse and be constructed in materials that would reflect those used in the main building. Moreover, the detailed design of the extension has been drawn from the main façade of the terrace, with render and fenestration detail to match the host building. Notwithstanding the up stand of the frame of the proposed sky-light, it would not be highly visible from street level, given the position thereof on the flat roof and the height of the parapet walls.

It is accordingly considered that the proposed side extension would be sympathetic to the character and appearance of the host building and the surrounding area and in general compliance with the relevant policies of the LDF and CPG.

Amenity

The proposal is for a side extension not that dissimilar in size and height than the existing lean-to extension, which would be used incidental to the enjoyment of this dwellinghouse. It is considered that the proposed replacement side extension, given the size and location thereof relative to the surrounding properties, would not have a material impact on the amenities enjoyed by the occupiers of the neighbouring residential properties

or the commercial properties along Castlehaven Road.

Recommendation

Grant planning permission

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