

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		25/01/2012	
		N/A / attached		Consultation Expiry Date:		27/12/2011	
Officer				Application Number(s)			
Neil Zaayman				2011/5867/P			
Application Address				Drawing Numbers			
4 Birchwood Drive London NW3 7NB				Refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of glazed extension on existing balcony at rear first floor level in connection with existing dwellinghouse (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	04	No. of responses	03	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		Neighbour notifications were sent to 4 neighbouring properties with 2 letters of representation received, raising objections in respect of the following: <ul style="list-style-type: none"> - Invasion of privacy - Not in keeping with rest of development One letter of support was received, subject to design and materials that match the existing details.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site forms part of a modern private residential estate, accessible from Grange Gardens. Birchwood Drive is a private gated residential street, just west of the Hampstead Heath Conservation Area boundary. The subject property is a mid 1980's post modernist detached house which has not been extended since it was originally built. The site is not within a conservation area and the building is not listed.

Relevant History

No relevant history.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Securing high quality design)

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

Camden Planning Guidance 2011

CPG1 - Design

Assessment

Proposal:

The proposal is to enclose the rear balcony to the eastern elevation on 2nd floor level with a glass box. This will form an enlargement of the master bedroom. The enclosure will wrap around the entire balcony, extending approximately 1.8m above the existing balustrade. The proposal would be of a similar frame to the existing rear glazed vaulted façade.

Assessment:

The principal material considerations in the assessment of this application are:

- Design/Impact on the character of the area; and
- Impact on neighbouring amenity.

Design:

The existing dwelling forms part of a larger modern, gated and private residential estate. The houses on the estate are similar in character and design, comprising red brick and glazed vaulted facades with blue and red metal frames.

The proposal would retain the post modernist design by introducing a similar style glazed enclosure above the existing balcony with matching blue metal frame. It is considered that the glass enclosure would match the existing glazed features and has been designed to be sympathetic to the character and appearance of the main building. It is not considered that the proposal would harm the general character of the main house or this part of the private estate.

The proposal therefore complies with the aims and objectives of Policy DP24 in respect of its design.

Impact on amenity:

The balcony at present, have direct access from the main bedroom and can be used by the occupiers at any time. There are many windows at 1st and 2nd floor level towards the south-eastern elevation. The proposal would be at a similar level to existing windows and it is therefore not considered that any additional overlooking or invasion of privacy would occur over and above that which are currently experienced.

The proposal is minor scale extension, particularly when viewed against the backdrop of the main building and would not extend the dwelling beyond any of the existing building lines. There would be no potential for overshadowing.

It is not considered that the proposed glass enclosure would have any harmful impact on the amenities of neighbouring occupiers and therefore complies with the aims and objectives of Policy DP26 of the LDF.

Conclusion:

The proposal is considered to be acceptable in design terms and would have no harmful impact on the amenities of neighbouring occupiers.

Recommendation:

That planning permission is granted, subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd January 2012.

For further information see

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