

Delegated Report		Analysis sheet		Expiry Date:		27/12/2011	
		N/A / attached		Consultation Expiry Date:		08/12/2011	
Officer				Application Number(s)			
Fergus Freeney				2011/5325/P			
Application Address				Drawing Numbers			
GROUND FLOOR FLAT 13A ABERDARE GARDENS LONDON NW6 3AJ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing rear conservatory at ground floor level with new extension, including installation of new aluminium sliding doors and and rooflights to residential unit (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice: 09/11/2011 – 30/11/2011 Press notice: 17/11/2011 – 08/12/2011 No comments received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		No CAAC or statutory local groups.					

Site Description

The site is located on the north side of Aberdare Gardens, it comprises a semi detached 3 storey property subdivided into flats.

The site is not a listed building but is within the South Hampstead (formerly Swiss Cottage) Conservation Area.

Relevant History

8702922 - Erection of a single storey conservatory at the rear of ground floor flat as shown on one unnumbered drawing. *Granted 13/01/1987*

2010/1843/P - Installation of a new lantern rooflight on flat roof of existing residential dwelling (Class C3). *Granted 25/05/2011*

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

South Hampstead Conservation Area Statement

Assessment

Proposal: Permission is sought for the replacement of the existing conservatory style infill extension with a slightly wider solid extension and glazed conservatory style infill and the installation of sliding aluminium framed glass doors.

The proposal has been amended to reduce the width of the solid extension and introduce the conservatory style infill.

Assessment: The proposal would replace an existing side infill extension and would consist of a solid extension measuring approximately 7.2m in width x 3.2m in height x 5.2m in depth and a glazed element measuring approx 2.2m in width x 2.8m in height x 5.2m in depth. The proposal would be no deeper or higher than the existing solid brick extension which is being retained; the proposal would, in effect, result in a full width extension being created.

The solid element of the ground floor rear extension would be rendered and painted white, with large, aluminium framed sliding doors installed.

At the boundary with 15 Aberdare Gardens the existing infill extension contains a glazed pitched roof which slopes down to the boundary wall. This would be echoed in the proposal extension with a similar glazed pitched roof installed to reduce the sense of bulk and impact upon the amenity of occupiers.

The proposal is broadly considered to be acceptable, the existing infill extension appears messy and out of keeping with the host building and wider conservation area. The proposed extension would be subordinate to the main building, it would read as a new addition which respects the host building, and it is considered to be an improvement on the existing situation in design terms.

It is not considered that the proposal would have a significant impact on the amenity of the adjoining occupiers at 15 Aberdare Gardens, a similar pitched glazed roof as existing would slope down to the boundary wall reducing impact and bulk. Given that the rear elevations of properties at this part of Aberdare Gardens are north facing it is not considered that there would be an impact on light levels or sunlight levels to adjoining properties.

Given the residential nature of the property it is not considered that light spillage from the proposed roof lights and glazed roof slope would be significant enough to warrant refusal.

Recommendation: Grant Planning Permission

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