

<b>Delegated Report</b> <b>(Members Briefing)</b>		Analysis sheet		Expiry Date:	19/12/2011
		N/A / attached		Consultation Expiry Date:	01/12/11
Officer			Application Number(s)		
Connie Petrou			2011/5317/P		
Application Address			Drawing Numbers		
Lower Ground Floor Flat 16 Belsize Lane London NW3 5AB			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
<b>Proposal(s)</b>  The erection of a single storey glazed extension and garden gates to side elevation in connection with the use as a residential flat (Class C3).					
Recommendation(s):		Grant			
Application Type:		Full Planning Permission			

<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>07</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Site notice displayed 02/11/11 Press notice advertised 10/11/11</p> <p>Objection from No. 14 Belsize Lane</p> <p>No. 14 has a mirror image room at the rear of the house with a garden fence separating the two properties. Room is north facing but owners enjoy some sunshine through the window on the diagonal wall. Concerned that If the extension is built so close to the fence and particularly if the return wall is not glazed, no. 14 will lose a lot of light and the only sunlight that reaches that room.</p> <p>See paragraph 3.1</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>Fitzjohns/Netherhall CAAC</p> <p>No objection</p>					

### Site Description

The property is a 4 storey semi detached residential building located on the north west side of Belsize Lane. The property is not listed but is located in the Fitzjohns and Netherhall Conservation Area.

### Relevant History

None

### 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**

Fitzjohns and Netherhall **Conservation Area Statement**

## Assessment

### 1 Proposal

1.1 The proposal is for alterations to the lower ground floor flat including a part width single storey rear extension and replacement of the side garden gates. The main issues are:

- design
- neighbour amenity

### 2 Design

2.1 The extension would sit alongside the projecting bay and measure approximately 4.5m at its widest point, have a maximum depth of 2.9m and height of 2.6m. The design incorporates a partly solid lead clad roof and a sloping glazed pitch. Bi-folding doors would extend across the rear with a timber screen enclosure with glazing above on the side elevation. The extension provides access to the rear garden. The proposed doors and window are to be timber framed.

2.2 The extension would be subordinate to the host building with its width being constrained by the bay to the side. It is of modest depth (2.9m) in relation to the existing four storey building, and as the garden is over 20m in length it would allow for the retention of a generous sized garden. The design is simple with the bifolding doors softening the visual impact of the structure and the use of timber helping it to relate to the existing building and surrounding properties. As such, the design, materials and scale of the proposed extension are not considered to harm the character or appearance of the building or conservation area.

2.3 The gates are to be raw stained timber with stainless steel edging. They are located to the rear of the front garden concealed by the garden vegetation. There are no design concerns with the proposed gate.

2.4 The proposal is considered to comply with policies CS14, DP24 and DP25 of the LDF and associated planning guidance.

### 3 Amenity

3.1 The proposed extension would be at lower ground floor level and be 2.6m in height. The proposal is not considered to result in any significant loss of light to neighbouring property no.14 given it is positioned at the lowest part of the garden and is mostly concealed by the existing boundary fence. It should also be noted that the windows to the rear of these properties face mainly north thus receiving little direct natural sunlight. The extension continues to maintain a generous side access, preventing any sense of enclosure and the use of glass on the side elevation helps soften the impact.

3.2 The combination of a section of solid, lead clad roof and the obscured glazing will prevent any potential for overlooking or loss of privacy to the host property from the flat above and would also prevent any light reflection into the flat above.

3.3 The proposed works are entirely at lower ground level and therefore would not restrict any views from the upper floor flats.

3.4 The new gate does not raise any amenity issues.

3.5 As such, the proposal is considered to comply with policies CS5 and DP26 of the LDF.

**Recommendation:** Grant Planning Permission

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 19<sup>th</sup> December 2011.  
For further information see**

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