

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>02/01/2012</b>	
		N/A		<b>Consultation Expiry Date:</b>		15/12/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Nicola Tulley				2011/5375/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
25 Adamson Road London NW3 3HT				50 P1; 51 P1; 52 P1; 54 P1;55 P1; 56 P1; 60 P2; 61 P1; 62 P1; 100 P1; 101 P1; 102 P2; 110 P1; 111 P1; 112 P1; 120 P3; 121 P2; 122 P1.			
<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 rear ground floor level extension (in part to facilitate linking of ground/first floor maisonette to ancillary basement accommodation), alterations to doors and windows at rear first floor level and enlargement of rear first floor level terrace (Class C3).							
<b>Recommendation(s):</b>		<b>Grant conditional planning permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<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>10</b>	No. of responses	<b>02</b>	No. of objections	<b>01</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>A site notice was erected at the subject site from: 18/11/2011 to 09/12/2011. The proposals were advertised in the Ham &amp; High on: 24/11/2011.</p> <p>Both responses have been marked as confidential:</p> <p>One letter of support has been received noting that it would be similar to the project already approved at Number 29. The extension should not however, encroach onto neighbouring gardens or damage properties.</p> <p>One letter of objection has been received which raised concern over loss of privacy.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify		Belsize CAAC has been notified of the proposals, no response received to date.					

## Site Description

The subject site is a three storey property with lower ground floor located towards the north eastern end of Adamson Road. The proposal relates to the lower ground and ground floor flat.

The site is within Belsize conservation area which is predominately residential with similar terraced type properties in the locality and is listed as a positive contributor within the street.

## Relevant History

### Subject site

2007/4067/P: Granted, Details of hard and soft landscaping (condition 2) and green roof (condition 4) pursuant to planning permission granted subject to a section 106 legal agreement (ref. 2006/5472/P)

2006/5472/P: Granted with conditions for, Excavation of rear garden, including creation of a lightwell to provide additional ancillary living accommodation for the existing ground and first floor maisonette.

### 29 Adamson Road (referred to by consultee)

2011/4640/P: Granted with conditions for, Erection of extension at rear ground floor level with roof terrace over and staircase to garden (following removal of existing balcony and stair), installation of french and folding doors at rear first floor level and erection of garden pavilion at rear of garden in connection with existing flat (Class C3).

## Relevant policies

### The London Plan: Spatial Development Strategy for Greater London: 2011

#### LDF Core Strategy and Development Policies 2010

##### Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

##### Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

##### Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

##### Conservation Guidance

Belsize Conservation Area Appraisal and Management Plan

## Assessment

The ground floor flat has been previously extended at lower ground floor level into the rear garden; sufficient subsoil had been maintained to support plant growth above. The applicant is now seeking permission to infill the lower ground terrace and replace a window and door to the upper ground/first floor.

### Amendments:

At the upper ground floor level, the proposed windows and door originally proposed were aluminium and did not enhance the original character of the property. Concern was raised in relation to the possibility of overlooking into neighbouring habitable room windows at 23 Adamson Road. Revised drawings were received on the 12<sup>th</sup> December 2011; details are contained within the assessment below.

### Lower ground floor extension

The proposed extension at lower ground floor would project 3.85m from the principal rear elevation and 2.85m along the joint boundary of Number 23; effectively infilling the space between the subject property and ancillary accommodation at basement level. The proposed extension would extend approximately 3.0m in height however, only 1.65m of the proposed extension would be visible at garden level. The proposed extension would be clad in horizontal timber panels which match the existing balcony, terrace and lightwell. Although materials that match the existing property would normally be sought the proposed material in this instance is not considered to detract from the character and appearance of the rear elevation.

There are five aluminium windows proposed within the north-east elevation of the extension. In view of the fact that these windows form part of the extended (sunken) lower ground floor and are small in scale in relation to upper ground windows, they are not considered to detract from the character and appearance of the original building and are in general accordance with policies: DP24 and DP25 of the LDF.

There are no windows to the south-west elevation of the basement level ancillary accommodation beneath the garden and therefore the extended lower ground floor would not impact daylighting to existing habitable rooms in the application site itself. In addition, there are timber fences sited at each side boundary; the extension would not protrude above this height and thus not be detrimental to neighbouring amenity.

### Alteration to windows and doors

At upper ground level the existing door which provides access to the rear balcony will be replaced with a like-for-like timber replacement window. The access to the proposed extended balcony will be provided through timber framed folding doors, replacing the existing window. The existing width of openings at this level would not change and in consideration that the alterations are relatively minor it would not harm the balance of the rear façade.

### Roof terrace

The existing upper ground terrace is 1.9m in depth, sited 1.9m from the joint side boundary of Number 23; the proposal is to extend the width of the terrace by 2.6m towards Number 27. There would be no opportunity for overlooking into habitable room windows of Number 27 as the depth of the terrace is reduced to 0.9m adjacent to the proposed timber folding doors. It should be noted that the roof of the lower ground extension would be flat featuring a green roof, this shall be conditioned to ensure that the extended area will not be used as an extended area of the terrace.

Due to the extension at lower ground level a walkway has been proposed to provide stair access into the rear garden, 1.9m in length. The siting of the extended walkway would likely give rise to overlooking into habitable room windows at Number 23. Although this section of the terrace relates only to a walkway, a 1.5m high obscure glazed screen has been subsequently proposed to mitigate impacts of overlooking and is considered acceptable in relation to policy DP26.

A similar solution to overlooking was deemed acceptable at Number 29 Adamson Road, reference 2011/4640/P.

### Conclusion

Although the property has been significantly extended at the lower ground floor, the extension proposed is not considered detrimental to the character and appearance of the existing property nor would it harm residential amenity. The extended area of the terrace is relatively small and would not be detrimental to the amenities of adjoining occupiers.

### Recommendation

Approval with conditions.

## 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/>