

<b>C Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		30/12/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		30/11/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Neil Zaayman				2011/5319/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
38A BROOMSLEIGH STREET LONDON NW6 1QH				Refer to decision notice			
<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 glazed extension with zinc roof at ground floor level (Ravenshaw Road facade) and alterations to boundary treatment including creation of new pedestrian entrance all in connection with existing residential unit (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>10</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		No objections.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		No comments.					
<b>Site Description</b>							
The application site relates to a 2-storey end terrace building on the junction of Broomsleigh and Ravenshaw Street. The building has been converted into two self contained flats with entrance to the ground floor flat from Ravenshaw Street. The character of the surrounding area is mainly drawn from similar residential development of two storey brick dwellings with pitched roofs and front bays. The site is not in a Conservation Area.							
<b>Relevant History</b>							
<b>2003/1079/P:</b> Change of use from 2 x self-contained flats to 3 x self contained flats, with the erection of a single-storey side extension – <b>Refused.</b>							
<b>Relevant policies</b>							
<b>LDF Core Strategy and Development Policies</b> CS5 Managing the impact of growth and development CS14 Promoting high quality places and conserving our heritage DP24 Securing high quality design DP26 Managing the impact of development on occupiers and neighbours <b>Camden Planning Guidance 2011</b>							

## Assessment

**Proposal:** The proposal is for a single storey rear extension to the ground floor flat at No. 38A Broomsleigh Street and alterations to the boundary treatment including creation of new pedestrian entrance. The main issues to be considered are design and amenity.

The proposed extension would be a concave shaped single storey extension with timber frames and windows and glazed units. It would measure 4.7m to the rear (west) and 4.7m towards the side (south). The proposal would have a maximum height of 2.8m and would measure 2.2m to the eaves. The roof would be a sloping zinc roof with gutters in rounded detail. It is proposed to replace the existing lean-to extension to the rear of the bedroom and the bay window to the kitchen. The extension would retain a 2m set-back from the boundary with Ravenshaw Street at its pinch point.

**Design:** Under Local Development Framework Development Policy DP24 (Securing High Quality Design), extensions and alterations should respect the form, proportions and character of the building and should be subordinate to the original building in terms of scale and location. This is supported by CPG1 (Design). The site is located on the junction of Broomsleigh and Ravenshaw Street. As development towards the rear of the application site, the proposal would not be visible from Broomsleigh Street, but would ultimately form part of the Ravenshaw Street character.

It is considered that the proposed single storey rear extension would be subordinate to the proportions of the existing building. It is acknowledged that the proposal has a unique design however, it is not considered that its design in this location would detract from the character and appearance of the main dwelling or the street scene. Much of the extension would be screened behind the boundary fence which is proposed to be reduced to a single pedestrian access. The sloping roof would help to minimise the appearance of the extension. The host building and existing extensions have limited merit with no particular design character of interest and the use of modern materials for the extension is considered acceptable in this instance without causing harm to its character and appearance. The proposal is therefore not considered to harm the character of the host building and would be acceptable in this respect.

In addition to the design criteria set out in CPG1, the guidance states that rear extensions should allow for the retention of a reasonable sized garden. In this instance, due to the corner location of the application site, the garden has an awkward triangular shape. In light of the proposal replacing existing extensions, the net loss of garden space would be minimal and not justification for refusal of this application.

The internal layout of the flat would be reconfigured and as a result, other external works proposed involve the addition of a window in the southern elevation to serve the bathroom. This addition is considered minor with no impact on the character of the building.

The boundary wall would be altered by reducing the width of the existing access from Ravenshaw Street to a single pedestrian access. This would be done by means of a 1m high brick wall with pedestrian gate and would provide a more distinctive access to the ground floor flat. Subject to use of matching materials, this part of the proposal is considered acceptable in terms of its design and impact on the character of the host building.

The proposed extension therefore meets the requirements of Development Policy DP24 and CPG1 (Design).

**Amenity:** Camden Local Development Framework Development Policy DP26 sets out a range of issues that will be considered in protecting the amenity of neighbours. These include visual privacy and overlooking, and sunlight and daylight levels.

The proposal is an infill development between the building's existing rear and flank walls. It would not project beyond the existing bathroom extension (which will be used as a kitchen, should permission be granted). There are no neighbours directly south of the proposed extension and the proposal is therefore not considered to have any impact in terms of visual appearance or overshadowing.

The extension is single storey in height and would therefore retain an outlook towards the site's boundaries. The proposal would not, therefore, have an unacceptable impact in terms of privacy and overlooking.

**Recommendation:** The proposal is considered to be acceptable in terms of design and amenity. That permission is granted, subject to conditions.

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