

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/12/2011</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>08/12/2011</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				2011/4949/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
6 Estelle Road London NW3 2JA				See 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>							
The erection of a single storey rear and side extension and replacement of a window with a door to residential flat (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Application</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>04</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
<b>Summary of consultation responses:</b>	Press advert 20/20/2011 Site notice 14/10/2011 No responses received						
<b>CAAC/Local group comments:</b>	Mansfield CAAC raise no objection.						
<b>Site Description</b>							
The application site is a three storey terrace house on the eastern side of Estelle Road. It lies within the Mansfield Conservation Area and is listed as making a positive contribution to the conservation area.							
<b>Relevant History</b>							
<b>No. 4 Estelle Road</b> 2004/0021/P Certificate of Lawfulness for Construction of a single storey rear extension. Granted 29/01/2004							
<b>No. 8 Estelle Road</b> 2009/5314/P Additions and alterations to include the erection of a single storey side and rear extension and a second floor rear extension in connection with the change of use from single family dwelling into 6 bedroom HMO at first, second and third floor levels and 2 self contained flats at basement and ground floor levels including the creation of a basement with front and rear lightwells. Granted 13/09/2010							

## 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

### Mansfield Conservation Area Appraisal and Management Strategy

## Assessment

### 1 Proposal

1.1 The proposal is for a side and rear extension. The main issues are:

- design
- amenity

The application has been revised to incorporate opaque glass to the roof to protect the amenity of the occupiers of the flats above.

### 2 Design

2.1 The application site has an original two storey closet wing. It is proposed to erect a single storey wrap-around extension to the rear and side of the closet wing. The extension would be full-width at the rear measuring 5.1m wide. It would extend from the closet wing by 2.3m and be 4.2m deep where it runs along side the closet wing. This would leave a courtyard measuring 1.7m x 4.6m between the rear elevation of the building and the rear of the extension. A window facing the courtyard would be replaced with a door. The extension would be constructed from stock brick to match the existing building, with timber french doors and folding doors, and a sloping glass roof behind a parapet.

2.2 The proposed extension would be subordinate to the host building and allow for the retention of a reasonably sized garden. The design and materials are appropriate for a conservation area. The proposal is not considered to affect the context or setting of neighbouring buildings.

2.3 An extension of similar size, design and materials was constructed at no. 4 Estelle Road following the grant of a Lawful Development Certificate. Planning permission was also granted at no. 8 Estelle Road in 2010 for development including a side and rear extension, which was full width at the rear with open area between the existing rear elevation of the property and the rear of the extension, and constructed from stock brick with a glazed pitched roof. This was considered acceptable in terms of its size and design and was not considered to have a harmful impact on the character or appearance of the building.

2.4 As such the proposal is not considered to harm the character or appearance of the host building or conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

### 3 Amenity

3.1 The extension would be a similar height and extend 600mm beyond the extension at no. 4 and be a similar height and depth to that approved at no. 8. As such, the proposal is not considered to affect daylight or sunlight to the neighbouring properties. As there are no side windows the proposal would not result in a loss of privacy. The roof is to be constructed in opaque glass to prevent light pollution to the flats above.

3.2 As such the proposal is not considered to harm the amenity of adjoining occupiers and would

comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

**4 Recommendation:** Grant Planning Permission

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