

Delegated Report		Analysis sheet		Expiry Date:		11/11/2011	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Fergus Freaney				2011/4662/P			
Application Address				Drawing Numbers			
29 Belsize Road London NW6 4RX				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey rear extension with roof lantern at lower ground level and alterations to rear upper ground floor balcony to dwelling house (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Consultation letters were sent to adjoining neighbours on 21/09/2011 – No comments have been received.					
CAAC/Local groups* comments: *Please Specify		There are no statutory local groups.					

Site Description

The site is located on the south west side of Belsize Road. It comprises a 4 storey end of terrace family dwelling.

The site is not located within a conservation area, nor is it a listed building.

Relevant History

25814 - Erection of three, four-storey town houses with integral garages and the formation of a new means of access onto the highway. *Approved 23/06/2011*

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

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Assessment

Proposal:

Permission is sought for the erection of a rear single storey extension at lower ground level and minor alterations to a rear balcony at upper ground floor level.

Assessment:

The extension would be located within an existing lower ground floor patio area and would infill an area beneath an existing lower ground floor balcony – projecting out further from the edge of the balcony by approximately 4m and measuring 6m in width x 2.7m to main roof height (3.2m to the top of the proposed roof lantern).

The proposal is considered to be acceptable and complies with Camden Planning Guidance which advises that extensions should:

- be secondary to the building being extended, in terms of location, form, scale, proportions and dimensions;
- respect and preserve the original design, proportions and architectural features of the host building;
- respect and preserve the historic pattern and established townscape of the surrounding area;
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking and sense of enclosure;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity.

The main bulk of the extension would be below the existing boundary walls and it is not visible from the public realm. There would therefore be no impact on the amenity of adjoining occupiers which regard to loss of sunlight/daylight, sense of enclosure or overlooking nor would there be any impact on the appearance of the wider area. Whilst the roof lantern would be higher than the boundary walls it is set back from the boundaries by at least 2m on both sides and it is not considered that it would be an incongruous feature or have a detrimental impact on the amenity of adjoining occupiers.

Given that the proposal would be located within an existing hard surfaced patio area and the garden is large, it is not considered that it would have a negative impact on natural landscaping or garden amenity.

The alterations at balcony level are minor in nature and relate to the installation of new balustrades which will, in effect, make good the removal of the existing metal staircase which leads down to the garden and will be replaced by the extension.

New glazed sliding doors would also be installed to allow for a flashing upstand to the roof abutment to be installed. The works to the balcony are not considered to be detrimental to the appearance of the host building or the amenity of adjoining neighbours.

Recommendation: Grant Planning Permission

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