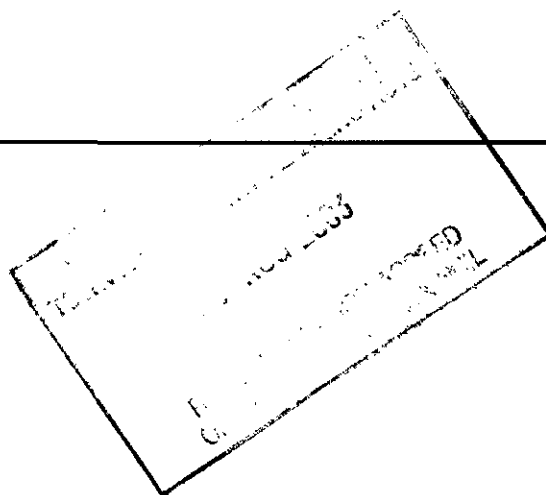


Delegated Report		Analysis sheet		Expiry Date:		19/06/2003	
				Consultation Expiry Date:		26/06/2003	
Officer			Application Number(s)				
Alistair Smith			PEX0300279/P/P				
Application Address			Drawing Numbers				
7 Quadrant Grove NW5			02414AL(0)01A, 02414AL(0)02A, 02414AL(0)07E, 02414AL(0)08F, 02414AL(0)09A				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
MM 27/8	[Signature]		[Signature]				
Proposal(s)							
Extension of the existing residential dwelling including a single storey conservatory extension infilling the side return, first floor rear extension above the existing ground floor, and creation of an additional storey of accommodation through creation of a mansard type roof.							
Recommendation(s):		Refer to Draft Decision Notice					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	08	No. of responses	00	No. of objections	00	
Summary of consultation responses:	File note recording conversation with a Mr Sabath who claimed he was not consulted and wished to complain. However, after provided with the details of the application, no submission was received.						
CAAC/Local groups* comments: *Please Specify	N/A						



Site Description

The subject site comprises a two-storey single-family house within a terrace on the south side of Quadrant Grove. The majority of Quadrant Grove comprises a similar style and character of housing for its entire length. The rear comprises a ground floor extension with sloping roof and 'L' shaped rear courtyard area.

Relevant History

An application for the subject site was lodged in 1978 to provide for the erection of a mansard roof and a full width rear extension to three storeys in height. At the time of the application it was considered that the principle of roof extensions should be explored in Quadrant Grove, and all of the occupants were consulted. A planning report written for Committee on file recommends that permission be granted for one additional room at roof level that is in accordance with a set of planning guidelines (on file) and the rear extension at ground floor and first floor level. Amended plans were submitted, but no record is provided of consent given and works were never carried out.

The history of roof and rear extension application approvals and refusals in Quadrant Grove is mixed since the previous application was submitted for the subject site:

- 2 Quadrant Grove, second floor roof and ground floor side extension refused 1997
- 4 Quadrant Grove, second floor roof extension refused 1994
- 5 Quadrant Grove, second floor roof extension and rear conservatory granted 1989
- 6 Quadrant Grove, second floor roof extension granted 2001
- 11 Quadrant Grove, second floor roof extension refused 1998, roof extension and front balcony granted 2001
- 12 Quadrant Grove, second floor roof extension granted 1992
- 15 Quadrant Grove, second floor roof extension granted under appeal 2001
- 20 Quadrant Grove, first floor rear extension granted 1987
- 21 Quadrant Grove, second floor roof extension and two-storey rear extension refused 1996
- 22 Quadrant Grove, two-storey rear extension granted 1998
- 24 Quadrant Grove, loft extension and first floor rear extension granted 2001
- 26 Quadrant Grove, second floor roof extension granted 1989
- 30 Quadrant Grove, second floor extension and first floor rear extension granted 1989

Relevant policies

Camden Unitary Development Plan (UDP) 2000:

- EN1 – General Environmental protection and improvement
- EN13 – Design of new development
- EN19 – Amenity for occupiers and neighbours
- EN21 – Alterations to existing buildings
- EN22 – Extensions to existing buildings
- EN23 – Reduction of garden amenity
- EN24 – Roof alterations and extensions

Complementary Planning Guidelines:

- 2.7 – Alterations and extensions
- 2.8 – Roofs and terraces

Assessment

Proposal

The proposal is to provide an additional bedroom and bathroom through a roof extension; a first floor extension over the existing ground floor rear extension to relocate a bedroom; and, the creation of a conservatory at ground floor level, providing a full width extension for much of the rear of the property.

The proposed roof extension has been amended from the original plans submitted to provide two dormer windows instead of one within the part mansard front elevation. The height of the roof extension measures approximately 2.7 metres from the existing roof level. The pitched front of the roof is to be finished in a blue-black fibre cement slates and the flat rear roof in high performance single layer felt. An exact copy of the circular parapet feature wall from 9, 11, 13 and 15 Quadrant Grove is proposed to be carried over to the subject site.

The proposed first floor rear extension will extend approximately 5.7 metres from the ground level with a flat roof and low wall of approximately 0.6 metres. The extension will be finished in brick to match the existing building with plain concrete copings. Softwood white painted double-glazed windows and brick arches at the lintels in keeping with the existing rear windows are proposed.

The proposed conservatory will be constructed at ground floor level and measures approximately 1.95m in width from the existing first floor extension to the brick wall with the neighbouring property to the east, by approximately 3.5 metres in length and approximately 3.4 metres in height. The proposed conservatory is to be constructed in white powder coated aluminium framing with glazed roof and white painted softwood French doors.

Justification

The proposed roof extension is consistent with the height of the neighbouring mansard at 5 Quadrant Grove and the introduction of the circular patterned parapet wall will enhance the continuity of the buildings within the terrace. It appears that the sides of the roof extension will be laid back at a slightly steeper angle than many of the other roof extensions in the street. However, due to the narrow and short length of the street, the roof areas are not highly visible or prominent and the proposed extension will not result in any significant increase in visibility from areas within Quadrant Grove.

The roof extension provides two timber dormer windows, which are in-keeping with the pattern of windows on the first floor level and the neighbouring roof extension. The roof and windows of the extension are to be finished in materials and colours that are consistent with the existing and will not detract from the amenity of the street.

The first floor rear extension will be constructed in materials and colours matching the existing building. The flat-roof first floor design is in keeping with other rear extensions provided in the street (3 & 11 Quadrant Grove). The windows included in the extension replicate those in the existing building and windows are absent from the western side of the extension to protect the privacy of the neighbouring 9 Quadrant Grove. However, the roof of the first floor rear extension provides a terrace area with access via a 780mm wide escape window from the proposed roof extension. Use of this area has the potential to decrease the privacy and amenity for neighbouring properties and in particular 9 Quadrant Grove. An appropriate condition has been imposed to prevent the use of this roof area and mitigate any potential adverse effects of visual intrusion, and loss of privacy for neighbouring properties.

The first floor extension to the rear is more than a full storey below the eaves of the building and is consistent with the overall design and character of the existing dwelling. The neighbouring property of 9 Quadrant Grove contains a single level extension and a window at first floor level adjacent the proposed extension. Although the proposal will likely result in some reduction in light to this adjoining window, the adverse effects are considered minor.

The proposed conservatory will result in a total width extension for much of the rear yard and a reduction in the outdoor area provided on the property. The area for the proposed conservatory is presently finished in concrete paving and enclosed on three sides. The proposed conservatory extends approximately 4 metres in length from the rear of the existing building, approximately 1 metre less than the existing rear extension. The use of the proposed conservatory as a dining room and double French doors to the rear will enhance the amenity and use of the remaining outdoor area. The design employs clean lines and a design in keeping with the existing building and proposed extensions, through the use of softwood doors and the coping detail on the doorframe. Although the proposed conservatory will reduce the size of the outdoor courtyard, it is not considered that it will materially reduce the amenity value of the existing open space and will enhance the utilisation of that remaining.

Recommendation

It is considered that the proposed extensions and alterations are in keeping with the character and appearance of the overall dwelling and the policies of the London Borough of Camden Unitary Development Plan 2000. It is recommended that planning permission be granted subject to standard conditions.