

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		07/11/2011	
		N/A / attached		Consultation Expiry Date:		05/10/2011	
Officer				Application Number(s)			
David Glasgow				2011/4467/P			
Application Address				Drawing Numbers			
4 Sherriff Road LONDON NW6 2AP				Refer Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extension with green sedum flat roof at ground floor level; new security fence over existing side passage gate and new window to side elevation at ground floor level to residential flat (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	25	No. of responses No. Electronic	02 00	No. of objections	01
Summary of consultation responses:		<p>The occupiers of 25 adjoining premises were notified of the application. Two representations were received as a result.</p> <p>The occupier of Flat 2, 4 Sherriff Road objected to the proposal on the following grounds:</p> <ul style="list-style-type: none"> The proposed extension immediately presents a risk to both me and the neighbouring flat (Flat 4) from potential intruders Object to the proposed extension due to the obstruction and damage to the outlook from flat above Likely have a negative impact to the value of my property. Modification to flat require freeholder consent. Applicant has not gained or sought consent <p>The occupier of 1/6 Sherriff Road submitted the following comments:</p> <p>I don't mind at all except the building work has to be only between 9-5pm and certainly no weekends. I work during the day and do not appreciate the noise factor that will disturb the peace and quiet that is needed after a long and hard days work.</p>					

	I would also like to be assured that the safety aspect is being take into consideration since I live directly next door to No.14
CAAC/Local groups* comments: *Please Specify	The site is not located within a conservation area and no local groups have been consulted on the application.

Site Description

The site comprises a detached two storey property with loft accommodation located on the south side of Sherriff Road. The property is divided into 5 flats and this application relates to on of the two ground floor rear flats. The building is not listed nor located within a Conservation Area.

Relevant History

8401364 - Change of use to form five flats including works of conversion the formation of four dormers and the erection of a part one part two storey rear extension. Granted 26/09/1984

2005/1999/P - Erection of two conservatories at ground floor level, one to rear of building and one as rear infill to its side.

2011/1920/P - Alterations to rear elevation including new door, decking and balustrade to create a roof terrace to residential flat (Class C3) at first floor level. Granted 01/07/2011.

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
CS 17 – Making Camden a safer place

Development Policies

DP22 - Promoting sustainable design and construction
DP24 – Securing high quality design
DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Assessment

1.0 Proposal

It is proposed to erect a single storey rear extension measuring 3.7m in depth, 4.4m in width with a stepped roof profile starting at a height of 3.7m for the first metre stepping down to 3.0m for the remaining 2.7m. The extension would be constructed using brick to match the host dwelling, powder coated aluminium windows and would incorporate a sedum roof. It is also proposed to erect a 1.0m high security fence atop the existing 2.7m high side entrance gate and install a uPVC window to the side elevation of the host building.

2.0 Design: Due to its location at rear ground floor level the proposed extension would not be visible from the public realm and would be subject to only limited private views from upper floor flats and neighbouring properties to the rear. The use of matching brick and aluminium windows would be in keeping with the character of the host building and proportionately the extension would be subordinate. Whilst the green roof would add an element of bulk, the sustainability benefits are considered to far outweigh the slight negative impact on the appearance of the extension. Overall it is considered that due to its sensitive design and secluded location that the proposed extension would not result in harm to the character and appearance of the host building or the wider area.

The lightweight and traditional appearance of the proposed security fence in combination with its setback of over 12.0 metres from the front building line is considered sufficient to ensure it would not harm the character and appearance of the host building or the streetcene.

The proposed uPVC window to the side elevation would match existing windows at the property and is considered acceptable.

3.0 Amenity: The site was previously divided into 5 flats, with two flats occupying the east and west side of the rear ground floor of the building. At this time the rear garden space was also divided evenly down the middle however the internal allocation of space does not match that of the garden. The subject flat contains a bedroom window on the opposite side of the garden fence effectively overlooking the neighbouring garden. As a result of this unusual internal arrangement any potential loss of sunlight or daylight resulting from the extension would be localised to this window. The other rear facing doors which belong to the neighbouring flat are located 2.5m from the boundary which is sufficiently far from the extension to avoid any demonstrable loss of sunlight, daylight or outlook from the proposed extension.

To the east of the site is a community centre which has four side facing windows at lower ground floor level, two of which are adjacent to the proposed extension. Due to ground level difference between sites, the existing side boundary wall already encroaches into the protected 25 degree angle (measured vertically from the centre of these windows) prescribed by the CPG and BRE guidelines. The proposed extension due to the combination of its height and setback from the shared boundary would not result in any further encroachment into this space and would therefore not result in any additional reduction of sunlight or daylight to these neighbouring windows.

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. An informative will be attached reminding the applicant of their obligations under the act. Views of neighbouring gardens are not protected by planning policy. Potential impact on property value is not a material planning consideration.

4.0 Crime and safety: The neighbouring occupier of Flat 2 which is located directly above the proposed extension has objected to the proposal on the basis that it will invite burglaries to his and other flats in the building. The erection of extensions at ground floor level invariably leads to increased accessibility to upper floors however this in itself is not considered to increase the likely hood of crime at any particular site. The only access to the rear of the site is through the existing side entry gate upon which it is proposed to install a security fence as part of this application. It is considered that the installation of the proposed security fence which would have a finished height of over 3.5m would provide a significant deterrent to potential criminal behaviour. The proposal overall is considered to sufficiently incorporate community safety principles and to comply with CS17- making Camden a safer place.

5.0 Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 24th October 2011.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>