

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/10/2011</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>22/09/2011</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				2011/4015/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
41a Chester Road London N19 5DF				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>							
Erection of a single storey rear extension at lower ground floor level to flat (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Application</b>					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>10</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		Press advert 01/09/2011 Site notice 24/08/2011 No responses received					
<b>CAAC/Local group comments:</b>		<b>Dartmouth Park CAAC</b> were notified, but did not respond.					
<b>Site Description</b>							
The site is a four storey mid-terraced property divided into flats located on the south west of Chester Road. The site lies within the Dartmouth Park Conservation Area and is listed as a building that makes a positive contribution to the conservation area.							
<b>Relevant History</b>							
P9501468R2 & L9560182R2 The demolition of an existing greenhouse and erection of a single storey extension at the rear. Granted 29/02/1996							
<u>43 Chester Road</u> 2008/4417/P Erection of a rear conservatory extension. Granted 24/11/2008							

## 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

## Assessment

### 1 Proposal

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

- design
- amenity

### 2 Design

2.1 The host building has a 3m deep half-width extension. It is proposed to replace this with a full-width conservatory style extension. The extension would measure 5.5m (w) x 3m (d) with a mono-pitched roof rising to 2.8m. It would feature a glass roof and timber framed folding doors with side brick walls finished in render.

2.2 Although full-width, its largely glazed appearance would reduce its overall visual impact and it is considered to be secondary to the four storey host building in terms of location, form, scale, proportions and dimensions. As the existing garden is 12.5m in length the proposal would also allow for the retention of a reasonably sized garden.

2.3 Permission was granted in 2008 for a conservatory of similar design, materials and proportions next door at no. 43 Chester Road (ref: 2008/4417/P). This was considered to be subordinate the host building, with its glass construction reducing its visual impact

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

### 3 Amenity

3.1 As the proposed extension would be the same height and depth as the extension under construction at no. 43, and the existing extension to the host building abutting the boundary with no. 39, the proposal would not affect light to either adjoining properties. There are no side windows that could lead to a loss of privacy.

3.2 Conservatories can cause light pollution to flats above, and the permission at no. 43 was conditioned to include an opaque glass roof. It is considered reasonable to attach a similar condition to protect the amenity of adjoining occupiers.

3.3 In light of the above, 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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