

Delegated Report		Analysis sheet		Expiry Date:		21/10/2011	
		N/A		Consultation Expiry Date:		30/09/2011	
Officer				Application Number			
Jennifer Walsh				2011/3548/P			
Application Address				Drawing Numbers			
12a Patshull Road London NW5 2LB				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Retention of single storey rear extension in connection with residential flat (Class C3).							
Recommendation:		Grant Retrospective Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	10	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		A site notice was displayed from 01/09/2011-22/09/2011 A press notice was advertised from 08/09/2011-30/09/2011					
CAAC/Local groups comments:		No response has been received from Bartholomew CAAC					
Site Description							
The application site is a large four storey property situated on the south side of Patshull Road. The application site is split into flats and this application relates to the ground floor property. The site is not a listed building but it is located within the Bartholomew CAAC.							
Relevant History							
None relevant							
Relevant policies							
LDF Core Strategy and Development Policies							
Core Strategy							
CS1 (Distribution of growth)							
CS5 (Managing the impact of growth and development)							
CS14 (Promoting high quality places and conserving our heritage)							
CS16 (Improving Camden's health and well-being)							
DP24 (Securing high quality design)							
DP25 (Conserving Camden's heritage)							
DP26 (Managing the impact of development on occupiers and neighbours)							
Camden Planning Guidance 2011							
London Plan 2011							

Assessment

Site History

This application seeks retrospective planning permission for a structure to the rear of the existing ground floor flat. From informal discussions with the agent as well as the councils Enforcement Team, it is considered that the structure was erected roughly 18 months from the date of this report. The property is currently split into flats and this application relates solely to the structure to the rear of the ground floor flat.

Design

The ground floor extension sits to the rear of the existing two storey projecting wing, to provide an additional kitchen dining area to the one bedroom flat. The dimensions of the extension are 3m wide and 2.7m deep. The extension comprises of yellow stock bricks a flat roof and an upvc window. The design continues and completes the flat roofs which are visible across the rear elevation of the neighbouring properties along the terrace.

Although it adds additional bulk to the existing two storey projecting wing, it does not harm the overall form and appearance of the building it extends and completes the form and roofline of the neighbouring property to the east of the application site. There could be concern as to the use of upvc materials for the window on the rear elevation of the extension, however in this instance it is considered acceptable as the window is not widely visible from the surrounding properties and therefore is not read against the existing timber sash windows which are present on the rear elevation of the main house and is not considered to harm the wider conservation area. The extension is not visible in the streetscene and due to its form and profile in sympathy with the original building and the wider area it would not harm the overall character of the conservation area.

Amenity

No 10 Patshull Road has windows orientated east looking directly on to the application building. There is approx. 4.4m between the side elevations of the neighbouring property and the application site; due to the distance and existing bulk of the existing two storey projecting wing, it is not considered that there would be additional harm caused in relation to loss of outlook or loss of sun/daylight.

As the extension does not project any further than the neighbouring single storey extension to the east, it is not considered that the proposal would harm the amenity of the neighbouring properties nor the wider conservation area. The proposal is therefore considered acceptable in this instance.

Recommendation: **Grant Retrospective Planning Permission**

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