

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/06/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		2/06/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freaney				2011/1960/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Basement and Ground Floor Flat 17 Fitzroy Road London NW1 8TU				See draft 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>							
Variation to condition 3 as a minor material amendment to permission granted on 05/04/2011 (ref: 2011/0776/P) for the erection of single-storey, conservatory-style rear extension at lower ground floor level to existing flat (Class C3) comprising alterations to balcony and conservatory roof.							
<b>Recommendation(s):</b>		Grant Variation of Condition 2					
<b>Application Type:</b>		Variation or Removal of Condition(s)					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	05	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A press notice was published on 12/05/2011 and a site notice displayed from 06/05/2011					
<b>CAAC/Local groups* comments:</b> *Please Specify		Primrose Hill CAAC consulted – no comments received.					

## Site Description

The application site is located on the south east side of Fitzroy Road. It comprises a four storey property subdivided into flats. The application relates to the ground and lower ground floor maisonette.

The building is located within the Primrose Hill Conservation Area but is not a listed building.

## Relevant History

2011/0776/P - Erection of single-storey, conservatory-style rear extension at lower ground floor level to existing flat (Class C3). *Approved 05/04/2011*

PEX0000223 - The use of the ground and basement floors as one self-contained maisonette with interconnecting staircase. *Granted 09/05/2000*

PEX0100194 - The erection of a rear extension at lower ground and ground floor levels, involving upgrading the existing conservatory, terrace and steps altering the fenestration and an infill extension in the front basement area. *Granted 07/05/2001*

## 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 2006

### Primrose Hill Conservation Area Statement

## Assessment

### Proposal:

Permission is sought to vary condition 2 of previously approved application 2010/0776/P (Erection of single-storey, conservatory-style rear extension at lower ground floor level to existing flat (Class C3). Condition 2 relates to the approved drawings.

Amended drawings have been submitted which would see an existing balcony and upper ground floor level reduced in width to allow for a slight increase in the width of the glazed area at lower ground floor level.

### Assessment:

The previous approval granted permission for a conservatory style extension at lower ground floor level, part hidden beneath an existing balcony/platform.

This proposal would see the scheme amended slightly to increase the width of the fully glazed area by approximately 50cm, to accommodate this the existing balcony would be reduced in size. This would bring the fully glazed and covered elements of the proposal in line with an existing side return extension. This is considered to be an improvement on the approved scheme in terms of appearance and sits more comfortably on the rear elevation of the building.

The amended scheme would not have an impact on the amenity of adjoining occupiers, the slight increase in the fully glazed area will not allow for additional overlooking or loss of privacy.

### Recommendation: Grant Variation of Condition 2

### Disclaimer

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