

Delegated Report		Analysis sheet		Expiry Date:		13/10/2010	
		N/A / attached		Consultation Expiry Date:		22/09/2010	
Officer				Application Number			
Aysegul Olcar-Chamberlin				2010/4436/P			
Application Address				Drawing Numbers			
3 Briardale Gardens London NW3 7PN				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Alterations and extensions including single storey rear extension (following removal of existing rear extension), installation of rooflight on rear roof slope, replacement of rooflight on front roof slope and new window on side elevation of dwellinghouse (Class C3).							
Recommendation:		Grant planning permission					
Application Type:		Householder Application					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		A site notice was displayed from 27/08/2010 to 17/09/2010. No response received.					
CAAC comments:		Redington/Frogna! CAAC raised no objection to the proposal.					
Site Description							
A 2-storey semi-detached dwellinghouse with attic level accommodation on the north side of Briardale Gardens in the Redington/Frogna! Conservation Area. The house is in a single family use. The property is considered to make a positive contribution to the appearance and character of the conservation area.							
Relevant History							
<u>None for the application site.</u> <u>Neighbouring sites:</u> 2B Briardale Gardens – Planning permission was granted on 16/05/2005 for the replacement of existing flat roof extension with new pitched roof single-storey rear extension at ground floor level, plus minor amendments to existing rear bay window at 1 st floor level and enlargement of existing window opening on the front elevation (ref: 2005/1281/P).							

9 Briardale Gardens – Planning permission was granted on 16/06/2006 for the erection of a single storey rear extension (with full width and maximum of 5.3m deep) at garden level and the enlargement of a rear dormer of the dwellinghouse (ref: 2006/0677/P).

The Council has no planning records relating to the existing single storey rear extension at no 5. It was probably built as 'permitted development'.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 - Amenity for occupiers and neighbours

B1 - General design principles

B3 - Alterations and extensions

B7 - Conservation areas

N5 – Biodiversity

SD9b – Water environment

Camden Planning Guidance 2006

Redington/Frognaal Conservation Area Statement

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

LDF Core Strategy

CS5 – Managing the impact of growth and development

CS13 – Tackling climate change

CS14 – Promoting high quality places and conserving our heritage

CS15 – Encouraging biodiversity

Development Policies Development Plan

DP22 – Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

Assessment

Proposal

The proposal is for the erection of a single storey rear extension which would replace the existing rear extension, installation of one rooflight on the rear roof slope, replacement of the existing rooflight on the front roof slope and insertion of a new window on the side elevation.

The proposed rooflights would not protrude more than 45-50mm beyond the roof planes.

The proposed single storey rear extension would have a depth of 7.65m, a width of approximately 4m and a maximum height of 3.79m with sedum roof (above garden level). It would be positioned on the raised platform (420mm above the garden level).

The submitted drawing shows the replacement of door and windows with more sympathetic timber door and windows on the front elevation. These works are in themselves 'permitted development'.

Additionally, the proposed rooflights are also considered to be in themselves 'permitted development'.

Design and Appearance

Briardale Gardens has a curved street pattern; therefore the front and rear building lines of the application and adjoining properties are not in line. The main rear wall of no 5 projects approximately 3.3m beyond the main rear wall of the application property and the rear extension at no. 5 projects approximately 4.3m further than that. Because of that relationship, the proposed rear extension would not project beyond the existing rear extension at no. 5.

The proposed rear extension would be half the width of the existing house and would project 2.65m beyond the existing rear extension. The existing ground floor rear extension has a depth of 5m and a width of 2.1m. Although the proposed rear extension would be bulkier than the existing rear extension, it would still be subservient to the building and its large glazing details and brickwork limited to the west side elevation would give a modern lightweight appearance.

The new side window would not be readily visible from the street and is considered to be a minor alteration.

All the new door and windows would be of timber/aluminium (rooflights) and would have sympathetic detailing and form to the architectural style of the existing building; and would retain the hierarchy of windows on the upper floor levels.

The house has a long and narrow rear garden space. The proposed rear extension would cover much less than the half of the existing rear garden and would not significantly change the open character of the existing garden space. The sedum roof should be secured by condition in order to reinforce this relationship, and as a contribution to biodiversity and the sustainability of the design and the management of the water environment [minimising rain water run off].

The proposed rear extension and alterations are considered to be acceptable in design terms and respect the established pattern of development in the surrounding area. The proposal complies with the aims of policies B1, B3, B7, N5 and SD9b of the UDP and policies DP22, 24, DP25 and DP26 of the LDF Development Policies Development Plan.

Amenity:

The proposal does not raise any material amenity issues in terms of loss of daylight/sunlight, outlook and privacy to the neighbouring properties.

The high fencing (above eye level) would prevent overlooking from the new side window to the side windows of no. 5 at ground floor level. The impact of the proposed rear extension on the amenities of no. 5 would be also ameliorated by the existing rear extension at that property.

Given the separation distance of approximately 4m between the proposed rear extension and the closest rear window of no. 1 and the high boundary treatment, the proposed rear extension would not significantly affect the residential amenities of that property.

The proposal complies with the aims of policy SD6 of the UDP and policy DP26 of the LDF Development Policies Development Plan.

Recommendation: Grant conditional planning permission.

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