

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>06/10/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		16/09/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Anette de Klerk				2010/4045/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Lower Maisonette 136 Haverstock Hill London NW3 2AY				Refer to 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 rear extension following demolition of existing rear extension, the replacement of an existing window at lower ground floor level with new window and alteration to rear bay window at ground floor level to maisonette (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>15</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
				No. Electronic	<b>0</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed between 17/08/2010 – 07/09/2010. No response was received.					
<b>CAAC/Local groups comments:</b>		<b>Parkhill CAAC</b> – Objected on the following grounds: <ul style="list-style-type: none"> <li>- Objecting to the size, bulk and design of the rear extension, particularly the 'picture window'. (<i>Paragraph 2.2; the rear elevation has been revised showing the rear window to the extension divided into three panes</i>).</li> <li>- Object to loss of lower part of bay and the loss of detailing of remaining bay window. (<i>Paragraph 2.2</i>).</li> </ul>					

## Site Description

The subject site is situated on the north eastern side of Haverstock Hill and falls within the Park Hill Conservation Area. The property comprises a three storey plus basement end of terrace building which has previously been converted into two maisonettes. A 3.5m wide access way separates the application property from the adjoining property at No. 134 Haverstock Hill and a single garage is located to the rear of the access way. The application relates to the ground and lower ground floor maisonette at this address.

## Relevant History

**PEX0200499:** Insertion of one 'velux' window to side elevation of roof; two 'velux' widows to rear roof slope and two domed roof lights to top of roof in connection with the change from 3 self-contained flats to 2 self-contained flats. Granted 03/09/2002.

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours)  
SD9B (Resources and energy)  
B1 (General design principles)  
B3 (Alterations and extensions)  
B7 (Conservation areas)  
N5 (Biodiversity)  
N8 (Ancient Woodlands and trees)

### Camden Planning Guidance 2006 (CPG)

### 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.

### Relevant Policies in Camden Core Strategy

CS1 (Distribution of growth)  
CS5 (Managing the impact of growth and development)  
CS13 (Tackling climate change through promoting higher environmental standards)  
CS14 (Promoting high quality places and conserving our heritage)  
CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

### Relevant Policies in Camden Development Policies

DP22 (Promoting sustainable design and construction)  
DP23 (Water)  
DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)  
DP26 (Managing the impact of development on occupiers and neighbours)

## Assessment

### 1. Proposal:

1.1 It is proposed to replace the existing single storey rear extension at lower ground level with a new, wider single storey extension. The proposal will provide an open plan kitchen/dining/living room connecting with the rear garden area. The proposed extension will be constructed with a sedum roof with a rooflight to the middle section of the flat roof. It is also proposed to replace the existing Crittal window with an aluminium double glazed window at rear lower ground level and to raising of the sill of the rear bay window at ground floor level. A narrow patio will be excavated behind the extension and the garden levels accordingly remodelled.

1.2 revision- the rear picture window has been subdivided into 3 panes.

### 2. Design, scale and appearance:

2.1 The existing 2m wide single storey rear extension is to be removed and replaced by a 6m wide single storey extension. The replacement rear extension will extend to the same depth and height as the existing extension, will be almost full width covering the existing bay window at basement level, and will be constructed with a flat roof measuring 3m in height. The walls of the extension will be rendered to match the rendered rear elevation of the existing building. . A roof light is also to be installed into the flat, sedum covered roof of the proposed extension in order to provide additional light and ventilation. The sill of the non-original bay window to the rear elevation will be raised by approximately 35cm to accommodate the slight increase in height of the new extension. The fenestration and door leading to the rear garden/terrace will be aluminium. The application site has a 2.5m high wall extending along its north western boundary with the adjoining property at No.138 Haverstock Hill. The height of the boundary wall is to remain unchanged. There is a garage located to the rear of the access way separating the application site from the adjoining property at No. 134 Haverstock Hill.

2.2 The proposed single storey extension will be located behind the existing 2.5m high boundary wall with No. 138 Haverstock Hill and will be set in approximately 2.3m from the side of the application building, and by 5.7m from the flank wall of the adjoining property at No. 134 Haverstock Hill. The proposed extension will extend to the same depth as the existing extension. Given the height (four storeys) and width of the application building, the proposed enlarged single storey rear extension is considered to be subordinate in size and acceptable in terms of design, materials, scale and proportions. As stated above, the sill of the bay window will be slightly raised to accommodate the slight increase in height of the new extension. This will entail the replacement of the existing windows with timber windows to match the existing but with a reduced height and new stone sill. The alterations to the non-original bay window and the proposed rear extension are not considered to have a detrimental impact on the appearance of the host building or the Park Hill Conservation Area.

### 3. Amenity:

3.1 The application site has an existing single storey rear extension at rear ground floor level. Given that the proposed single storey extension will be located behind the 2.5m high boundary wall with No. 138 Haverstock Hill, will extend to the same depth with a similar height as the existing single storey extension and will be set in by approximately 5.7m from the flank wall of the adjoining property at No 134 Haverstock Hill, it is considered that the proposal would not result in any loss of day/sunlight, outlook or privacy into any habitable room windows or garden areas of neighbouring properties.

#### **4. Trees:**

4.1 There is a tree located in the rear garden area of the site near the proposed rear extension, which may have a small part of its root zone affected by the proposed patio excavation behind this. It is proposed to attach a condition to ensure the tree is protected during construction works.

**Recommendation: Grant Planning Permission**

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 4<sup>th</sup> October 2010. For further information see**

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