

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	08/10/2010
		N/A / attached		Consultation Expiry Date:	15/09/2010
Officer			Application Number		
Aysegul Olcar-Chamberlin			2010/3758/P		
Application Address			Drawing Numbers		
28A Glenmore Road London NW3 4DB			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Erection of a single storey glazed rear extension to garden flat (Class C3).					
Recommendation:		Grant 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:	<p>A site notice was displayed on the 18/08/2010.</p> <p>No reply from the adjoining occupiers have been received.</p>					
CAAC/Local groups* *Please Specify	<p>Belsize CAAC objected to the proposal on the following grounds:</p> <ul style="list-style-type: none"> • loss of garden space; • loss of existing French doors; and • unsympathetic design of the proposed conservatory to the style and period of the house. <p><i>Response: Please refer to the assessment section of the report.</i></p>					
Site Description						
<p>The application relates to a two-storey mid-terrace property with a true/double mansard roof with dormer windows in both the front and rear roof planes located on the west side of Glenmore Road in the Belsize Conservation Area. The property is considered to be a positive contributor to the appearance and character of the conservation area and has been divided into two flats.</p>						
Relevant History						
<p>8600860 – Planning permission was granted on 27/08/1986 for the change of use of basement area to provide additional accommodation.</p> <p>PW9902904 – Planning permission was granted on 05/01/2000 for the erection of a replacement extension at the rear for use as residential accommodation in connection with the ground floor flat.</p> <p><u>Neighbouring sites:</u></p> <p>16 Glenmore Road – Planning permission was granted on 23/09/1993 for the erection of a ground floor rear extension to the existing ground and upper ground floor flat.</p> <p>18 Glenmore Road – Certificate of lawfulness was granted on 14/05/2002 for the erection of rear ground floor side extension.</p> <p>22 Glenmore Road – Planning permission was granted on 16/08/2004 for the change of Use of single dwelling house to 3 self contained flats, plus alterations at rear including enlargement of existing ground floor rear extension, enlargement of rear dormer window, and relocation of rear roof light.</p> <p>26 Glenmore Road – Planning permission was granted on 28/01/1994 for the retention of a single storey rear extension.</p>						

Relevant policies

Replacement Unitary Development Plan 2006

- SD6 - Amenity for occupiers and neighbours
- B1 - General design principles
- B3 - Alterations and extensions
- B7 - Conservation areas

Supplementary Planning Guidance

- Camden Planning Guidance 2006
- Belsize 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

- CS1- Distribution of growth
- CS5 - Managing the impact of growth and development
- CS14 - Promoting high quality places and conserving our heritage

Development Policies Development Plan

- DP24 - Securing high quality design
- DP25 - Conserving Camden's heritage
- DP26 - Managing the impact of development on occupiers and neighbours

Assessment

Proposal

It is proposed to erect a single storey conservatory type of extension in a gap between the existing single storey rear extension and the shared boundary with No 26 to add an additional floor area of approximately 12.5 sqm to the garden/ground floor flat.

The proposed extension would project 3.65 metres from the original rear wall into the garden and would have a mono-pitched roof with a maximum height of 3.6 metres falling to an eaves height of 2.35 metres. It would be set back by approximately 1.6m from the existing single storey rear extension.

Design and Appearance

The Council's planning guidance normally discourages the full width extensions to ensure that rear extensions are subordinate to the building being extended in terms of location, form, scale, proportions and dimensions.

The proposed rear extension would have timber windows and doors and matching brick work to the existing house. It would be largely glazed.

Cumulatively, the proposed rear extension and the existing single storey rear extension would project across the full width of the existing building but the proposed extension would be concealed from public views. The large glazing on the rear elevation of the proposed extension would also give a light-weight appearance and distinct it from the existing extension which has much more solid appearance. The adjoining property (No 30) has an existing full width extension which was probably built as a

‘permitted development’. The height, bulk and site converge of the proposed extension together with the existing extension would not be significantly greater than the existing rear extension at No 30.

Although the proposal would result in the loss of original French door detailing on the existing rear elevation, the detailing of the openings on the rear elevation of the proposed extension would respect the hierarchy of the windows above.

It is noted both No 30 and the application site has small rear gardens. The existing rear garden of the application property has already been paved and has no vegetation with amenity value. The rear garden is also quite enclosed due to the existing rear extension at the application property, high boundary treatments and its proximity to the neighbouring properties. The proposed rear extension due to its size, bulk and height would not significantly reduce the amenity value of the existing garden.

The proposed extension together with the existing rear extension would cover a bit less than half of the rear garden space. The proposal would still provide approximately 35sqm garden space.

Overall, the proposed rear extension is considered to be subservient to the existing building in terms of its height, bulk and detailing and respect the established pattern of development in the surrounding area. The proposal is considered to comply with the aims of policies B1, B3 and B7 of the UDP.

Amenity

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

Given the height and roof form of the proposed rear extension and its relationship with the rear windows of the adjoining property No 26 the proposed rear extension would not result in a significant impact on the daylight or sunlight to that property. The proposal complies with the aims of policy SD6 of the UDP.

Recommendation: Grant conditional permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 4th October 2010. For further information see

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