

Delegated Report		Analysis sheet		Expiry Date:		15/09/2010	
		N/A / attached		Consultation Expiry Date:		26/08/2010	
Officer				Application Number(s)			
Elizabeth Beaumont				2010/4027/P			
Application Address				Drawing Numbers			
Flat A 37 Dartmouth Park Road London NW5 1SU				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey rear extension to lower ground floor flat (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on 04/08/2010, expiring on 25/08/2010. No responses have been received.					
CAAC comments:		Dartmouth Park CAAC – no comments received					
Site Description							
The site is located on the southeast side of Dartmouth Park Road close to the junction with York Rise in a predominately residential area. The site comprises a three storey property with lower ground floor level with a flat on the lower floor and maisonette above. The building is not listed but is located within the Dartmouth Park Conservation Area and is noted as making a positive contribution to the overall conservation area.							
Relevant History							
None							
Relevant policies							
Replacement Unitary Development Plan 2006 SD6 (Amenity for occupiers and neighbours) B1 (General design principles) B3 (Alterations and extensions) B7 (Conservation Areas)							
Camden Planning Guidance 2006							
Dartmouth Park Conservation Area Appraisal and Management 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 – permission is sought for the following;

- Erection of a flat roof single storey rear extension measuring 2.1m wide, 0.8m deep and 2.6m high in between the existing spiral staircase and the boundary with no. 35 to allow for the internal reconfiguration of the flat and the creation of a larger bathroom.
- The extension would be attached to the existing single storey sloped roof extension (2.6m high sloping up to 3m, 1m deep and 3m wide) positioned beyond the original two storey rear addition underneath a metal balcony (2.1m deep) at raised ground floor level.
- A small timber framed obscure glazed window is proposed in the rear elevation of the extension.

Design – The proposed extension would be considered to be subordinate to the host building in terms of location, scale and bulk. The extension would be stepped in from the width of the two storey rear addition to accommodate the spiral staircase and would be positioned beneath the balcony above. The proposed addition would be attached to an existing small rear extension constructed following the removal of an outhouse. There is no record of planning permission for this addition or for the balcony.

In the wider terrace there are a number of extensions and additions beyond the original two storey rear additions of varying heights and depths. Therefore the proposal would not be out of character with the wider terrace. The proposed use of bricks and timber windows to match the host building are considered appropriate. It is considered that the extension would be a relatively minor alteration in the context of the wider building and would not have a detrimental impact on the character and appearance of the host building or the character of the wider conservation area.

Amenity – The proposed extension would be positioned adjacent to the boundary with no. 35. The boundary treatment beyond the existing extension comprises a brick wall (1.4m) with trellis and planting above (to an overall height of 2m). There appears to be a window at lower ground floor level on the rear elevation of the neighbouring rear addition at no. 35. These windows are set underneath a spiral staircase from raised ground floor to garden level. The proposed extension would project 1.2m above the existing brick wall and 0.6m above the trellis. It is important to note that the height of the existing solid brick wall along the boundary with no. 35 could be increased to 2m without requiring planning permission. It is therefore considered that given the position of the existing rear addition and the limited depth of the proposed extension the proposal would not have a significant detrimental impact on the amenity of any neighbouring occupiers in comparison to the existing situation.

In addition the existing balcony at raised ground floor level would project above the entire of the proposed extension making the use of the proposed flat roof as a terrace impossible. It is therefore considered that a condition prohibiting the use of the terrace is not required.

Recommendation – Grant planning permission.

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