

Delegated Report		Analysis sheet		Expiry Date:		26/08/2010	
		N/A / attached		Consultation Expiry Date:		04/08/2010	
Officer				Application Number(s)			
Anette de Klerk				2010/3103/P			
Application Address				Drawing Numbers			
Flat A 74 Constantine Road London NW3 2LX				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extension at ground floor level of maisonette (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	13	No. of responses	1	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		A site notice was displayed between 09/07/2010 – 30/07/2010. One letter of support was received sating the following: <ul style="list-style-type: none"> - I support the application on the basis that I would like to do a similar extension. 					
CAAC/Local groups comments:		Mansfield CAAC – No objection					

Site Description

The site is located on the north eastern corner of Constantine Road and Cressey Road. The building is a three storey end of terrace building in use as residential flats. The application relates to the ground and first floor maisonette. The building has an external staircase which is visible from the street. The building is not listed but is located in the Mansfield Conservation area.

Relevant History

PEX0200859: Erection of a dormer at the rear to create additional room in roof space and two 'velux' style roof light to front. Granted 02/12/2002.

25161: Change of use and works of conversion, including the provision of an external staircase to first floor level on the western elevation, to provide two self-contained maisonettes. Granted 27/10/1977.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours)
B1 (General design principles)
B3 (Alterations and extensions)
B7 (Conservation areas)
N8 (Ancient woodlands and trees)

Camden Planning Guidance 2006 (CPG)

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Relevant Policies in Camden Core Strategy

CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
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

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

Assessment

Proposal:

Planning permission is sought for erection of an infill single storey rear extension at ground level. The proposal will provide space for a new kitchen and small 'wet' room.

Design, scale and appearance:

The application property has an original two storey rear projection. The proposed infill single storey extension will extend to the same depth (5.5m) than the original extension and will measure approximately 3.6m high and 2m in width. The rear extension will be set between the flank wall of the original rear extension and the rear part of the open staircase located at the side of the property. The extension will be constructed in brick to match the existing building and will have a flat roof with two rooflights screened behind a low parapet.

Given the proposed rear extension's location between the original rear projection and existing staircase along the side of the property and its setback from the side boundary wall along Cressey Road with substantial screening by trees, the proposed rear extension is considered to be subordinate to the main building and it is considered that the location, bulk and design of the outbuilding would not harm the character and appearance of the building, streetscene or the Mansfield Conservation Area.

Amenity:

The proposed single storey rear extension will be located between the flank wall of the existing two storey rear extension and the rear part of the existing staircase along the side of the building. The application property is an end of terrace building located on the corner of Constantine Road and Cressey Road and does not adjoin any properties to the west. Given that the proposed single storey extension will extend to the same depth as the existing two storey rear extension and its location near the western boundary of the site along Cressey Road, it is not considered that the proposal would result in any overlooking into any habitable room windows or garden areas of neighbouring properties nor will it have any impact on the daylight/sunlight to nearby residential properties. It would therefore be consistent with the requirements of policy SD6.

Trees:

There are 3 no. trees located in the rear garden area of the site near the proposed development. The application does not entail the removal of these trees and it is proposed to attach a condition to the decision notice requiring the applicants to demonstrate how these trees will be protected during construction work prior to works commencing on the site.

Recommendation: Grant Planning Permission.

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